Peter David Properties Ltd

Residential Sales and Lettings

23 Cowcliffe Hill Road

Birkby, Huddersfield, HD2 2NY

Asking price £115,000

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Living Room
A bright and airy living room benefits from wooden flooring, a feature fireplace with a log burner and storage cupboards. A PVCu window to the front having splendid views and PVCu patio doors lead out to the rear. Stairs lead down to the kitchen.

Kichen
An open plan kitchen diner with cream base units, marble effect laminate work surfaces, solid wood flooring and recessed lighting The kitchen comprises; an integrated electric cooker, a gas hob with a stainless steel splash back. A stainless steel sink and drainer set into an island with underneath base storage units.
There is ample space for a dining table and there is a large walk in storage/pantry. Two PVCu windows to front provide plenty of light.

Landing
Providing access to the first floor accommodation and loft hatch. PVCu window overlooking the rear garden.

Bedroom One
To the front of the property and having splendid views is a double master bedroom benefiting from a feature Victorian fireplace, laminate flooring and a PVCu window to front elevation.

Bedroom Two
A second small single bedroom with a window to the rear elevation.

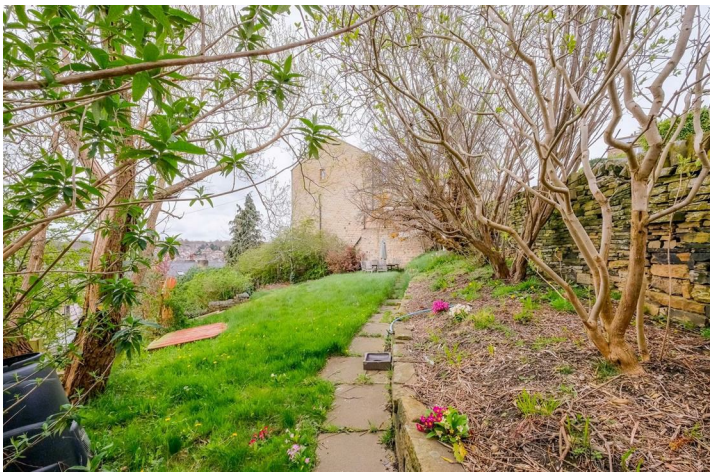
Bathroom
A house bathroom with solid wood flooring and comprising of: a WC, a hand basin, a bath with an overhead shower and glass screen. Benefiting from storage cupboards and a PVCu frosted window to front elevation.

Exterior
Externally the property further benefits from an enclosed stone paved patio to the front with surrounding shrubs and an enclosed patio to the rear. There is also a large piece of grassed land at the rear of the property.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

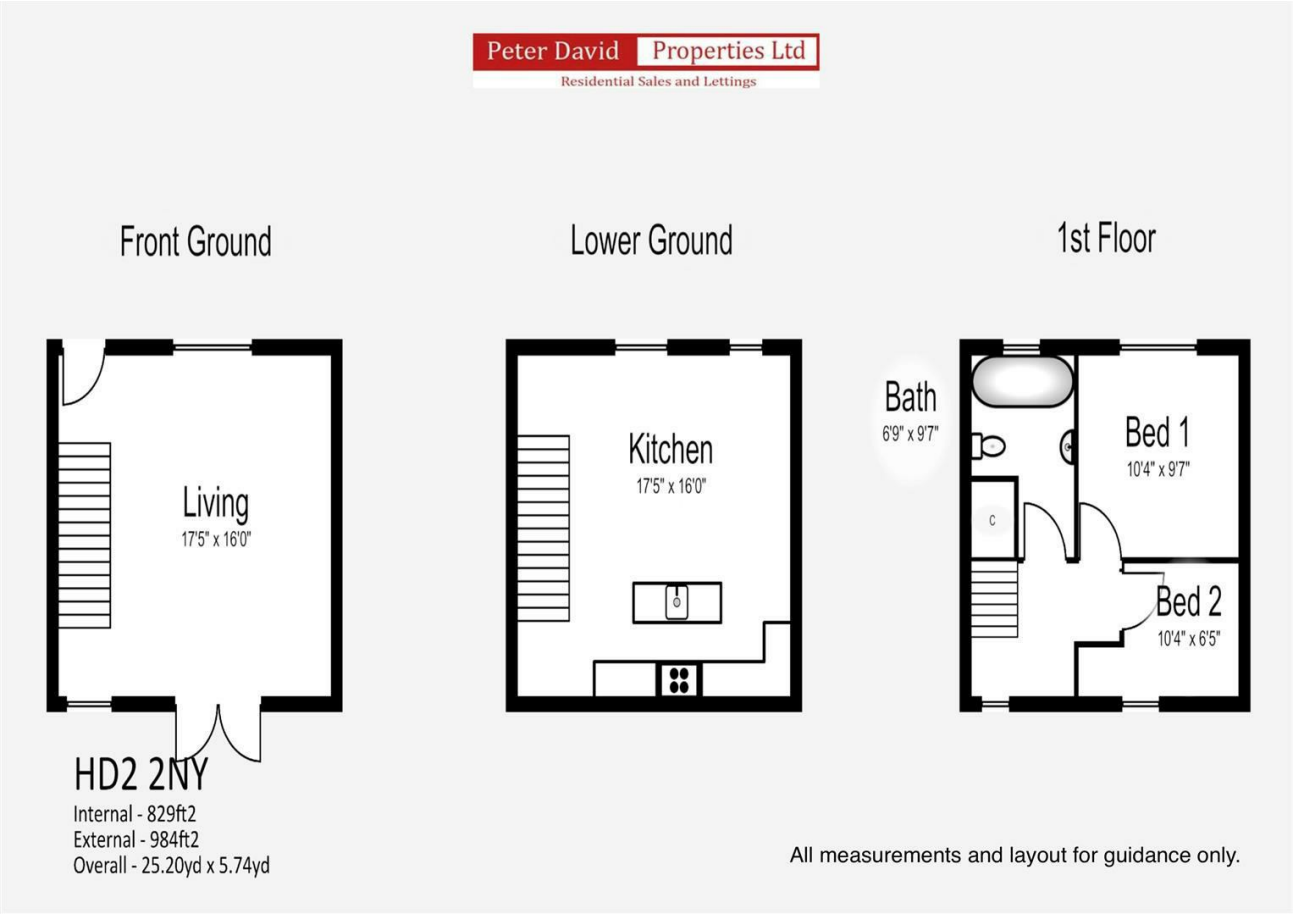


Road Map

Hybrid Map

Terrain Map

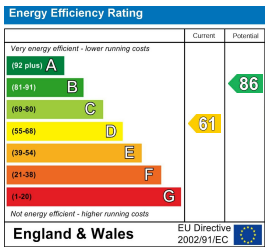
Floor Plan

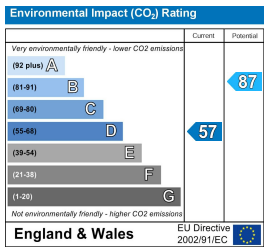


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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