Peter David Properties Ltd

Residential Sales and Lettings

21 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RD

Offers in the region of £225,000

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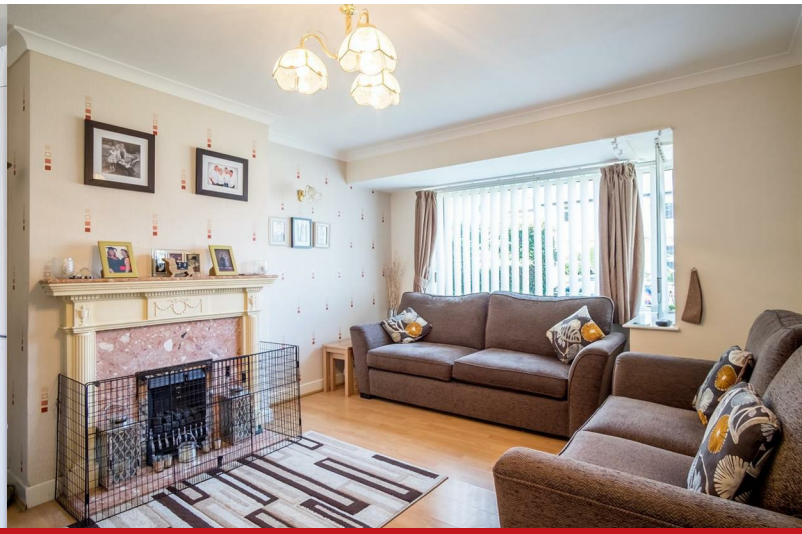

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Entrance Hallway
Enter through a PVCu door and stairs rise to the first floor accommodation. Benefiting from a large under stairs storage cupboard.

Living Room
A spacious living room featuring a gas fire with marble and stone surround. Laminate wood flooring and a large PVCu bay window to the front aspect.

Kitchen
This large kitchen/diner has matching wall and base units, laminate work-surfaces, tiled splash-backs and laminate wood flooring. Appliances include; an electric oven with extractor, a ceramic sink and drainer, a dishwasher and space for two free-standing appliances. There is ample space for a dining table and two large PVCu windows to the rear aspect providing views into the garden. Leading off the kitchen there is access to an integral garage, downstairs WC and rear entrance.

WC
A useful downstairs WC with hand basin and ceramic tiled flooring.

Landing
Providing access to first floor accommodation.

Master Bedroom
A duel aspect double bedroom which runs across the full width of the house. Benefiting from large built in wardrobes and dressing table. PVCu window to front and rear aspect.

Bedroom Two
A second double bedroom with built in wardrobes and PVCu window to front elevation.

Bedroom Three
A third double bedroom with built in wardrobes. PVCu window to rear elevation.

Bedroom Four
A fourth bedroom with PVCu window to front elevation.

House Bathroom
A fully tiled bathroom comprising: WC, a hand basin with vanity unit, a bath and a double shower cubicle. Also benefiting from ceramic tiled flooring and chrome towel rail. PVCu window to rear elevation.

Exterior
Externally the property benefits from a large and enclosed private garden to the rear featuring a lawn and a patio area, perfect for entertaining. To the front of the property there is a driveway leading up to a single garage with up and over door and a grassed area.

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

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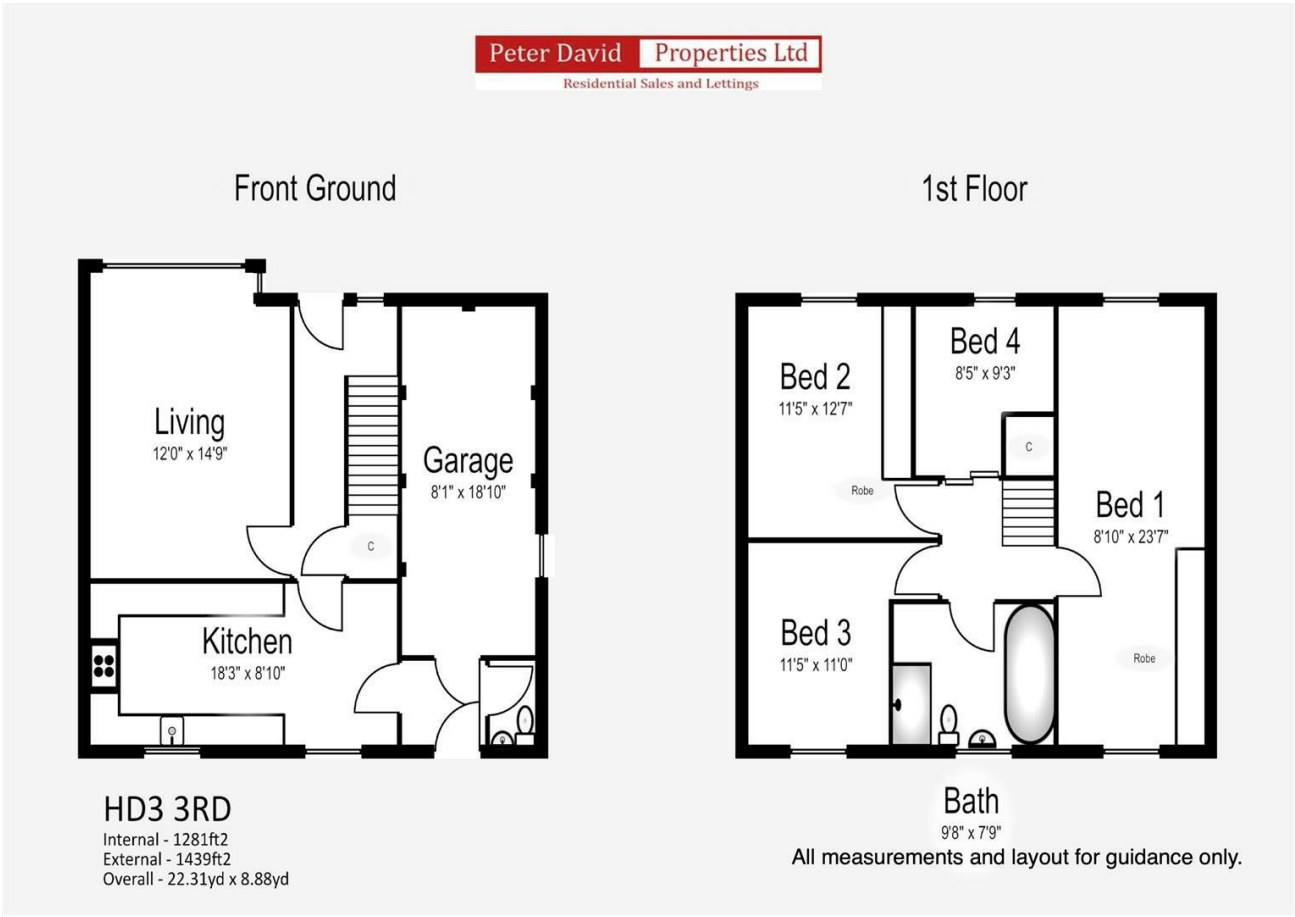


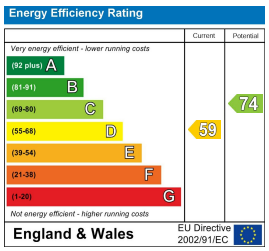
HD3 3RD
Internal - 1281ft2
External - 1439ft2
Overall - 22.31yd x 8.88yd

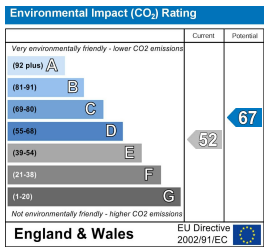
All measurements and layout for guidance only.

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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