

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 7 Highfield Drive

Birstall, Batley, WF17 9BG

Offers in the region of £159,950



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## Kitchen/diner

Enter the property through a composite door into a spacious, dual aspect kitchen/diner with PVCu windows to both the front and side. There are cream cottage style matching wall and base units, laminate work surfaces, tiled splash backs and laminate flooring. Integrated appliances comprise; a fridge/freezer, dishwasher, gas oven, hob, extractor fan and there is also plumbing for a washing machine. Additionally there is a resin sink and drainer and a large cupboard under the stairs providing ample storage space. The room also features a chimney breast with an exposed brick opening and a blue feature glass window through to the living room.

## Living Room

A light and airy living space which leads through into a summer room. Laminate wood flooring flows throughout and there is an attractive fireplace with tiled hearth. (Electric fire not included). There is potential to create two separate living spaces if required.

## Summer room

Open aspect from the living room, this room is situated at the rear of the property and has PVCu patio doors leading out into the rear garden and an additional PVCu window to the side. There are exposed beams to the ceiling giving the room a unique finish.

## Landing

Landing area providing access to all bedrooms and the house bathroom. There is a PVCu window to the bottom of the stairs and a PVCu on the landing to the side aspect allowing plenty of natural light. A loft hatch provides access to a partially boarded loft.

## Master Bedroom

A spacious double bedroom with PVCu window to front aspect.

## Bedroom Two

A second double bedroom with PVCu window to rear elevation. There is also a fitted white high gloss corner wardrobe providing useful storage space.

## Bedroom Three

A single bedroom with PVCu window to rear aspect and a large fitted wardrobe.

## Bathroom

A modern, fully tiled house bathroom with a WC, hand basin and bath with overhead shower and glass screen. The room also benefits from a chrome towel rail, a wall mirror and laminate flooring.

## Exterior

To the rear of this property is a beautiful, large, enclosed garden with various patio areas, a well maintained lawn with surrounding beds and mature shrubs and a garden shed. The garden also benefits from outside lighting, electric sockets and a tap. To the front there is off-road, paved driveway providing parking for two cars.

## 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.

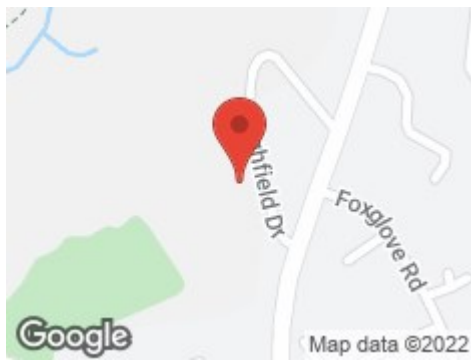
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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

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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

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### Front Ground

**WF17 9BG**  
Internal - 853ft<sup>2</sup>  
External - 987ft<sup>2</sup>  
Overall - 20.72yd x 10.60yd

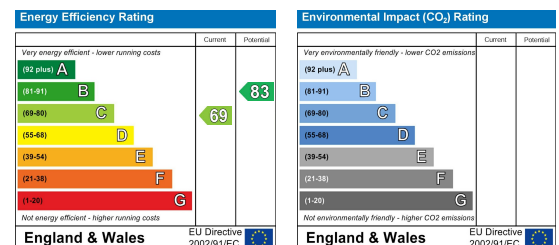
### 1st Floor

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## 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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