

Peter David

Properties Ltd

Residential Sales and Lettings



## 132 Weatherhill Road

Birchencliffe, Huddersfield, HD3 3QY

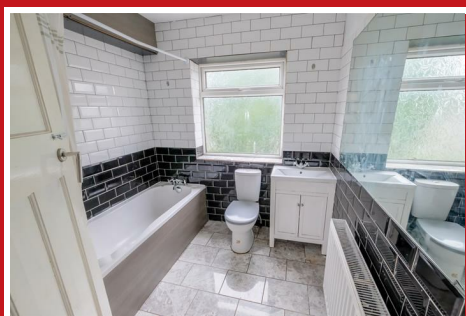
Offers in the region of £139,950



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## Ground Floor -

### Entrance Vestibule

Enter the property through a composite front door into the entrance vestibule providing access to the living room and with stairs rising to the first floor.

### Living Room

A spacious living room with a PVCu window to the front aspect. Providing access to the kitchen.

### Kitchen

This spacious kitchen comprises; matching wooden wall and base units, a stainless-steel sink and drainer, a gas hob and an extractor fan. There is a large PVCu window and a PVCu door leading out to the rear garden. The kitchen also benefits from a useful walk-in pantry.

## First Floor -

### Landing

Landing area providing access to the bedrooms and house bathroom.

### Bedroom One

A double bedroom with a built-in cupboard to the alcove providing useful storage space. There are two PVCu windows to the front elevation allowing plenty of natural light to flow in.

### Bedroom Two

A second double bedroom with a PVCu window overlooking the rear garden.

### House Bathroom

A large fully tiled house bathroom with a three piece suite comprising of a WC, a wash basin and a bath with

an overhead shower. The bathroom benefits from tiled flooring and a PVCu privacy window to the rear aspect.

### Exterior

The property benefits from a large enclosed garden to the rear with a lawn and a paved patio area. Additionally, the property benefits from a single detached garage to the rear which provides off road parking for one car. To the front the property boasts a tiered garden with a paved pathway to the front door.

### 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



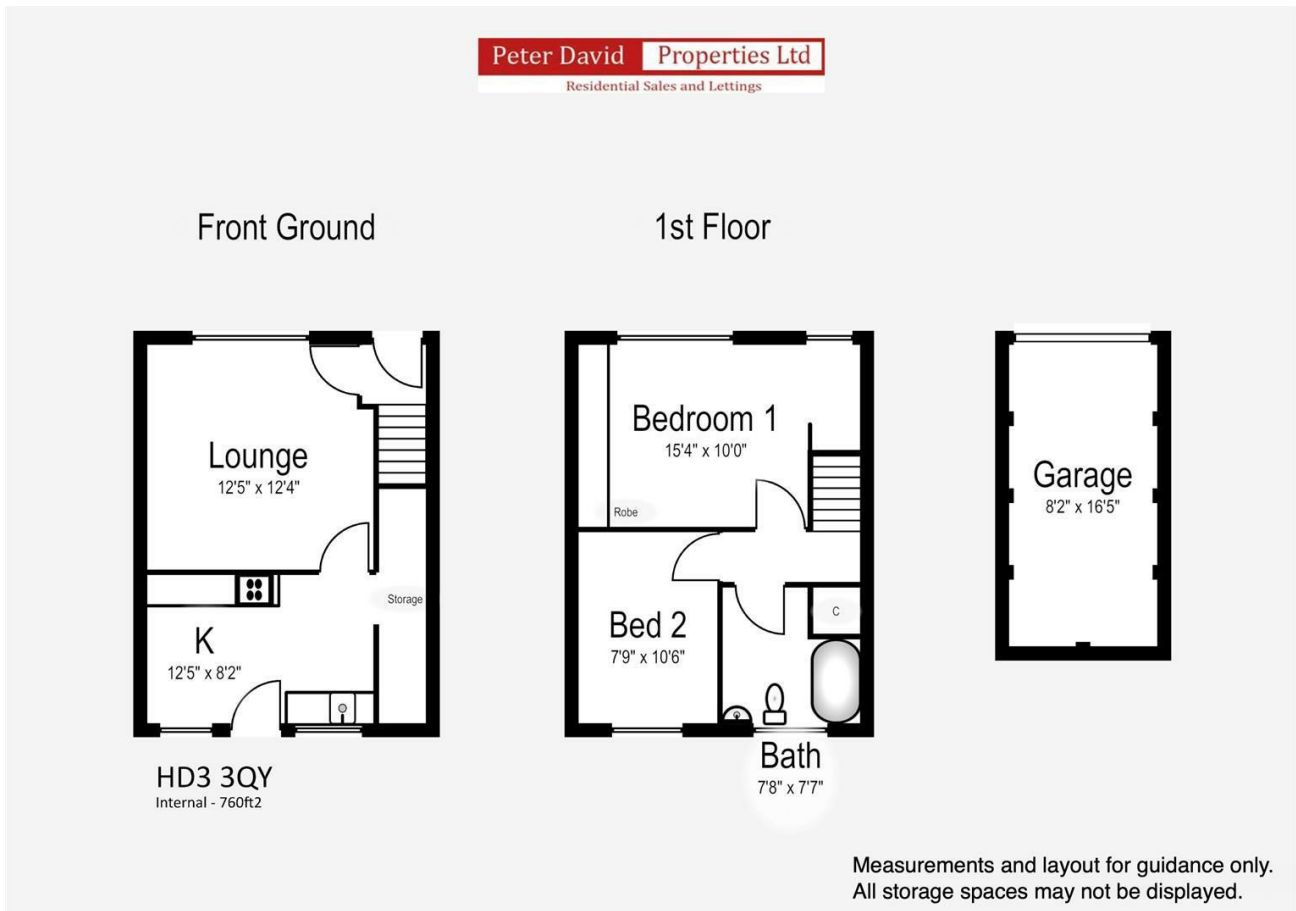
## Hybrid Map



## Terrain Map



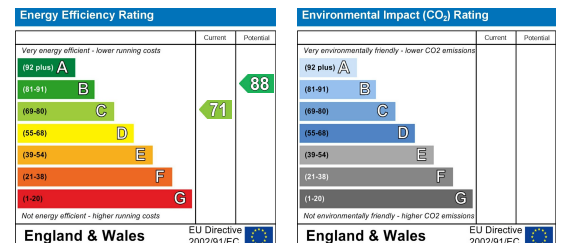
## Floor Plan



## 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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