

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 41 Yew Tree Road

Birchencliffe, Huddersfield, HD3 3QT

Offers in the region of £230,000



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## Entrance Hallway

Accessed via a composite door, this light and spacious entrance hallway features Amtico flooring, which flows throughout the ground floor, solid oak doors and a spindled oak banister with stairs rising to the first floor accommodation. Benefiting from a large under stairs storage cupboard and providing access to both the living room and kitchen/diner. There is a floor to ceiling PVCu window to the side of the door and a full length glass door leading into the kitchen diner allowing an abundance of natural light.

## Living Room

A spacious but cosy living room with feature multi-fuel stove set on a slate heath with a solid oak beam. Featuring Amtico flooring and a large PVCu bay window to the front aspect.

## Kitchen/Diner

Set to the rear of the property this modern kitchen/diner provides views into the rear garden and has everything required to suit modern family life. The kitchen has cream matching wall and base units, wood effect laminate work-surfaces, tiled splash-backs and features Amtico flooring. Integral appliances include; an electric oven, a five ring gas hob with extractor, a stainless steel sink and drainer and two spaces for free-standing appliances. Also benefiting from a large storage/pantry cupboard and ample space for a dining table. PVCu french doors lead into the garden and there are two PVCu windows to rear aspect.

## Landing

Neutral carpet flows up the stairs and throughout the first floor accommodation. Providing access to all bedrooms and house bathroom. PVCu window to side elevation.

## Bedroom One

Large double bedroom benefiting from a walk in wardrobe. PVCu window to front elevation.

## Bedroom Two

A second double bedroom with a large storage cupboard. PVCu window to rear elevation.

## Bedroom Three

A third single bedroom or office. PVCu window to front elevation.

## Bathroom

A fully tiled bathroom with three piece suite, comprising: a WC, a Vanity unit with integrated hand basin, a bath with overhead rain shower and glass screen. Vinyl wood effect flooring and PVCu privacy window to rear elevation.

## Garage

A single detached garage with up and over door.

## Exterior

Externally the property benefits from a driveway providing access to a single detached garage and parking for up to three cars. There is a garden to the front with an abundance of mature shrubs. and to the rear a garden with both a patio and a lawn - perfect for entertaining guests, children or a keen gardener! There are shrubs and border plants, a wood store as well as an outside tap and lighting.

## 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



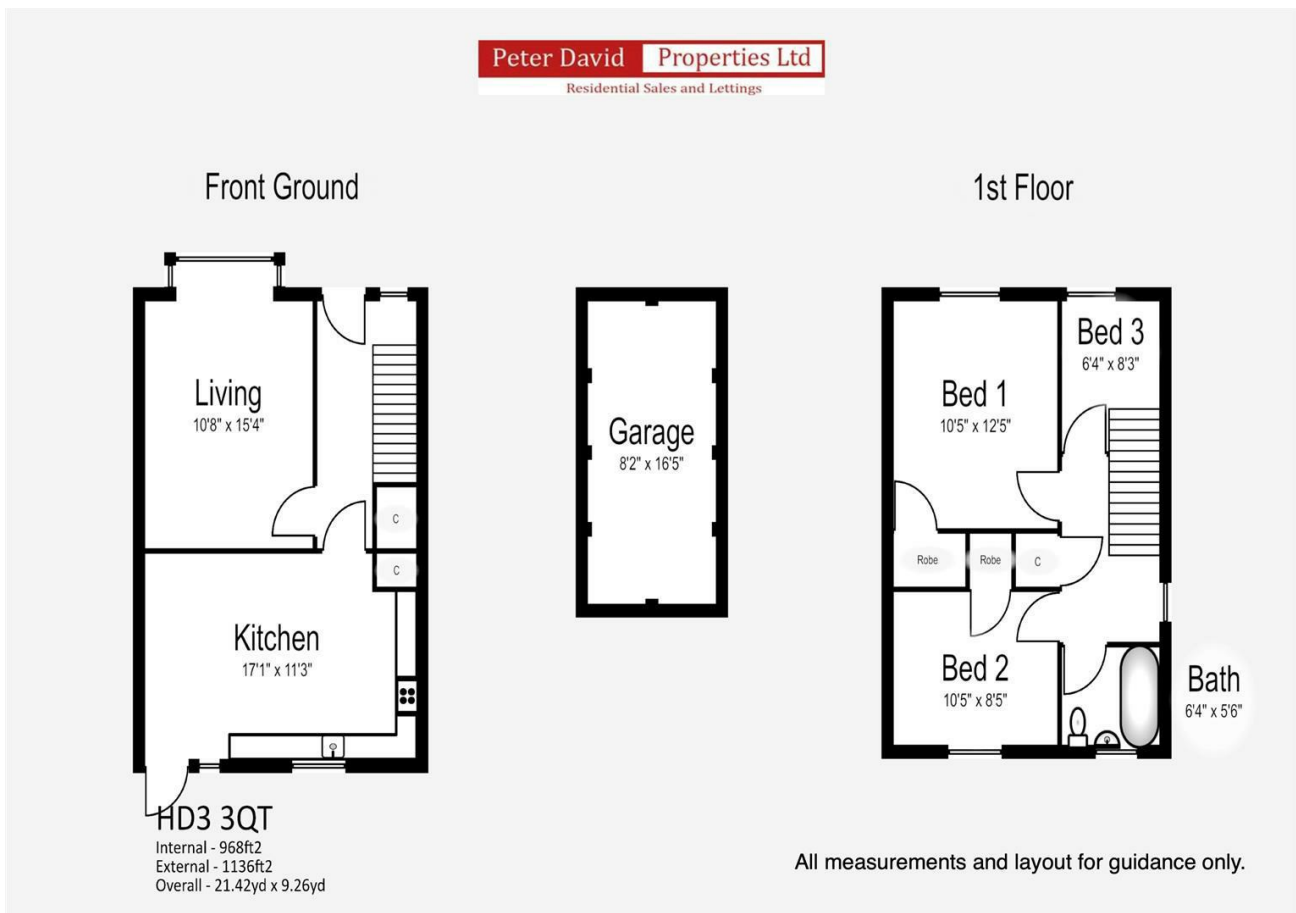
## Hybrid Map



## Terrain Map



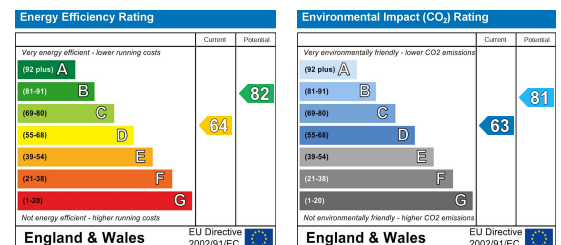
## Floor Plan



## 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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