Peter David Properties Ltd

Residential Sales and Lettings

# 124 Briarlyn Road

Lindley, Huddersfield, HD3 3NW

**Offers in the region of £239,950**

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### Entrance Hallway
Enter the property via a composite door into the L-shaped hallway. Benefiting from a large storage cupboards. Access to all other rooms.

### Kitchen
To the front of the property is the kitchen with wood effect matching wall and base units, laminate work surfaces and tiled splashbacks. There are five spaces for appliances, one with plumbing for a washing machine. A 1.5 stainless steel sink and drainer sits under a PVCu window overlooking the front garden.

### Living Room
A spacious living room with a wall mounted gas fire. A PVCu window overlooks the front aspect.

### Bedroom One
To the rear of the property is a large double bedroom with fitted wardrobes and a dressing table to one wall. PVCu window to rear aspect.

### Bedroom Two
A second double bedroom with PVCu patio doors leading out to the rear garden.

### House Bathroom
A fully tiled house bathroom with vinyl flooring. Comprising of: WC, a wash basin and a corner shower cubicle. Benefiting from chrome towel rail and mirror. PVCu privacy window to side aspect.

### Exterior
To the rear of the property is a private and enclosed garden with a large lawn and mature trees and shrubs. There is a paved patio area with a ramp leading up to bedroom two. To the front of the property is paved patio with shrubs and trees. A paved driveway with parking for three cars leads to a single detached garage with an up and over 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

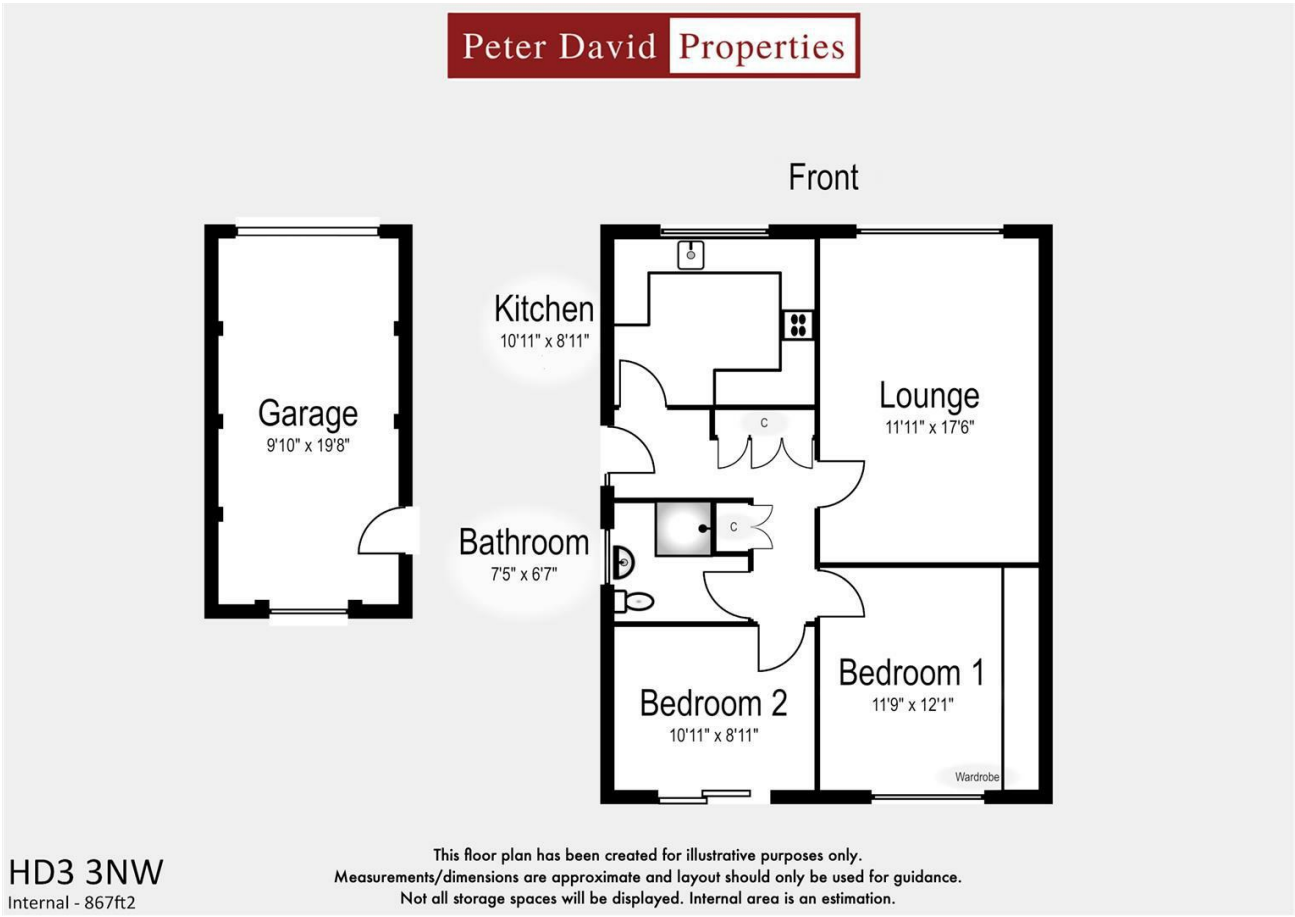
FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Road Map

## Hybrid Map

## Terrain Map

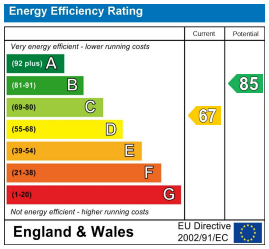
## Floor Plan

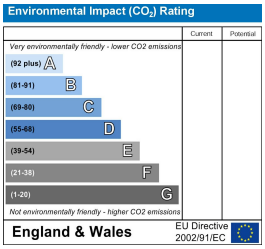



## Viewing

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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