

# Peter David

# Properties Ltd

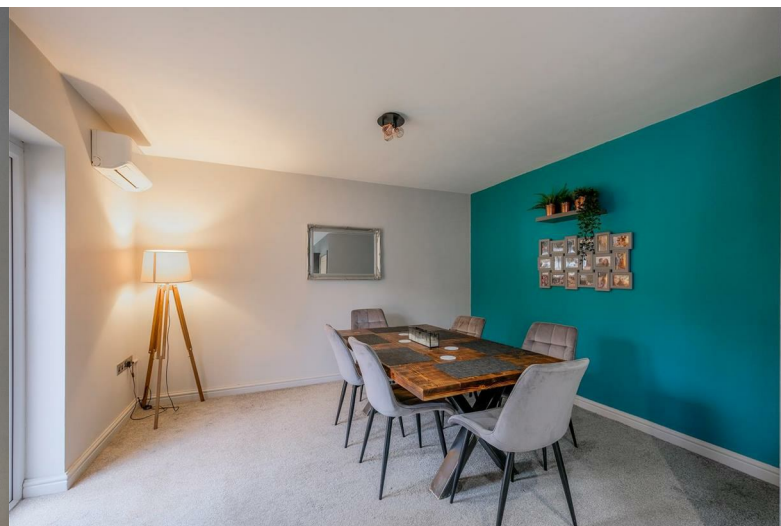
Residential Sales and Lettings



## 62 Briarlyn Road

Lindley, Huddersfield, HD3 3NP

Offers in the region of £265,000



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## Entrance Hallway

Enter this property via a PVCu side door. Laminate flooring flows through to the Open plan kitchen/living/dining room. Benefiting from three large storage cupboards, modern grey radiators and new oak doors throughout. Access to bathroom and two bedrooms. Stairs rise to first floor.

## Open Plan Kitchen/Living/Dining Room

To the rear of the property is this open plan kitchen/living/dining room. A modern kitchen with laminate flooring, matching grey wall and base units and laminate worksurfaces. A useful breakfast bar for two people underneath a PVCu window overlooking the rear garden. Integrated appliances comprise of: an electric oven, an induction hob and modern extractor. There are two free spaces for free standing appliances, one with plumbing for a washing machine. A spacious lounge overlooks the rear garden and benefits from an Air Conditioning Unit and PVCu patio doors out to the rear garden.

## Ground floor Bathroom

A modern ground floor bathroom with laminate flooring. Comprising of: a concealed cistern WC, a circular wash basin with vanity unit and a corner shower unit with glass doors. Benefiting from an illuminated mirrored cabinet and ceramic towel rail. PVCu privacy window to side aspect.

## Bedroom Two

A second double bedroom with PVCu window to the front aspect. This room is currently been utilised as a snug/reception room.

## Bedroom Three

A third double bedroom with a PVCu window to the front aspect.

## First Floor:

### Bedroom One

A large double bedroom with a Velux PVCu window to the rear elevation. There is potential to create a larger master bedroom by adding a dormer to the rear.

### Dressing Room

A useful dressing room or storage space. Velux window to front.

### Bathroom

A modern and luxury bathroom with vinyl flooring. Comprising of: a concealed cistern WC, a circular wash basin with vanity unit, a free standing bath and a corner shower unit with glass doors and rainhead shower. Benefiting from an illuminated mirrored cabinet and ceramic towel rail.

### Exterior

To the rear of the property there is a large and enclosed garden with a gravelled patio area a lawn. Steps lead down to a further lawned area overlooking mature trees. To the front of the property is a decorative gravelled area and raised pebbled borders. A concrete and gravelled driveway (parking for three cars) leads to a single garage with an electric roll up 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

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## Road Map



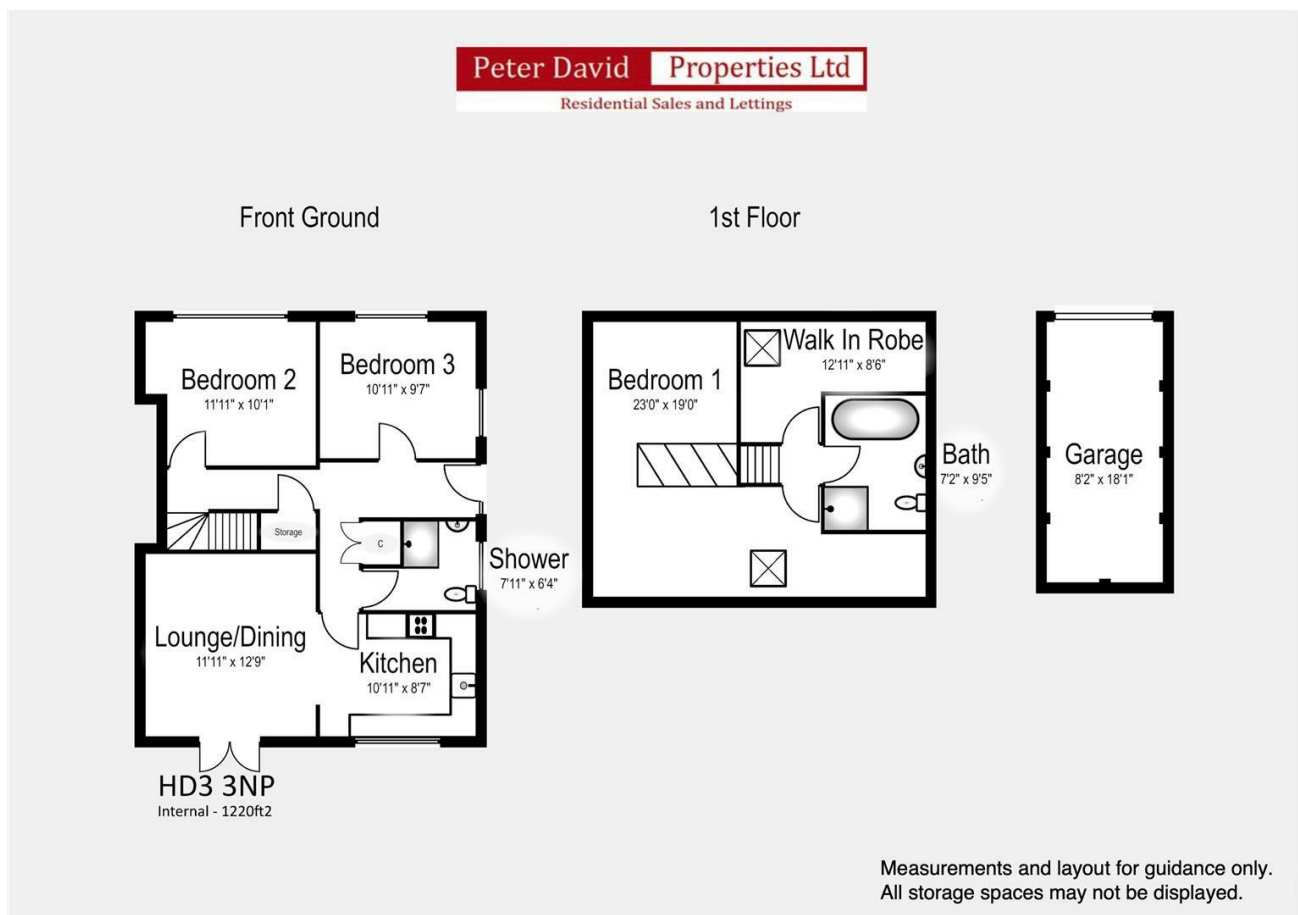
## Hybrid Map



## Terrain Map



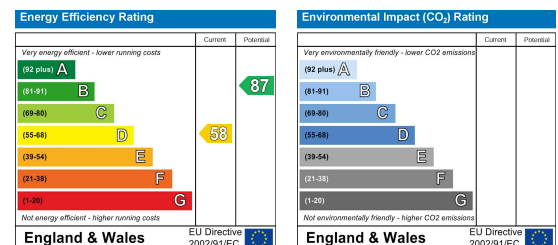
## Floor Plan



## 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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