

Peter David

Properties Ltd

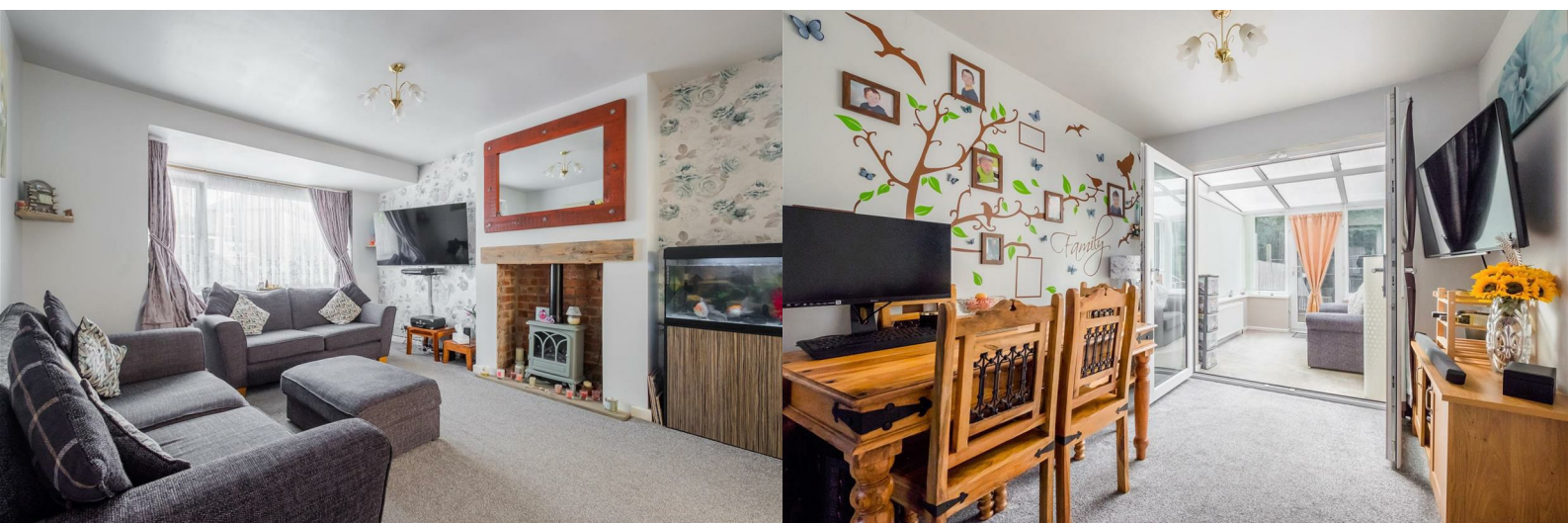
Residential Sales and Lettings



55 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RB

£250,000



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Ground Floor -

Entrance Hallway

Enter the property via a composite front door with a privacy glass panel into the entrance hallway adorned with wood effect laminate flooring. The hallway provides access to the living room, the kitchen and the under stairs storage cupboard housing the boiler. Stairs rise to the first floor accommodation.

Living Room

A well appointed living room featuring an electric effect stove sitting on a stone hearth in an angle nook fireplace with a red brick surround and a wood mantle. To the front aspect is a PVCu window allowing plenty of natural light to flow through. An open doorway provides access to the dining room.

Dining Room

A second reception room serving as a dining room. PVCu French doors provide access to the conservatory and a door leads into the kitchen.

Kitchen

The kitchen is set to the rear of the property comprising wooden wall and base units, wood effect laminate work surfaces, tiled splash-backs and a stainless steel sink and drainer. Integrated appliances include an electric oven, a four ring electric hob and an extractor. There is space for a freestanding appliance including plumbing for a washing machine. There is a PVCu window looking out to the rear garden providing a pleasant view.

First Floor -

Landing

The landing provides access to all the bedrooms and the house bathroom. PVCu window to the side elevation.

Bedroom One

A generous double bedroom situated to the front of the property with a PVCu window to the front elevation.

Bedroom Two

A second double bedroom with a PVCu window looking out over the rear garden.

Bedroom Three

A good-sized single bedroom with a useful storage cupboard and a PVCu double glazed window to the front elevation.

House Bathroom

A partially tiled house bathroom with tiled effect flooring comprising of a WC, a wash basin, and a bath with an overhead shower. Benefiting from a chrome towel rail and a PVCu privacy window to the rear elevation.

Exterior

The property boasts a rear garden with a south facing orientation which is overlooked by woodlands, providing the perfect private oasis to relax or entertain guests! The garden is tiered with a printed concrete patio, a further patio area, and a small Astro Turf lawn to the bottom tier which is all fully enclosed by a timber fence. Additionally, there is an outside cold water tap and external lighting. To the front/side aspect is a printed concrete driveway providing off road parking for up to four cars, which is approached by twin wrought iron gates.

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



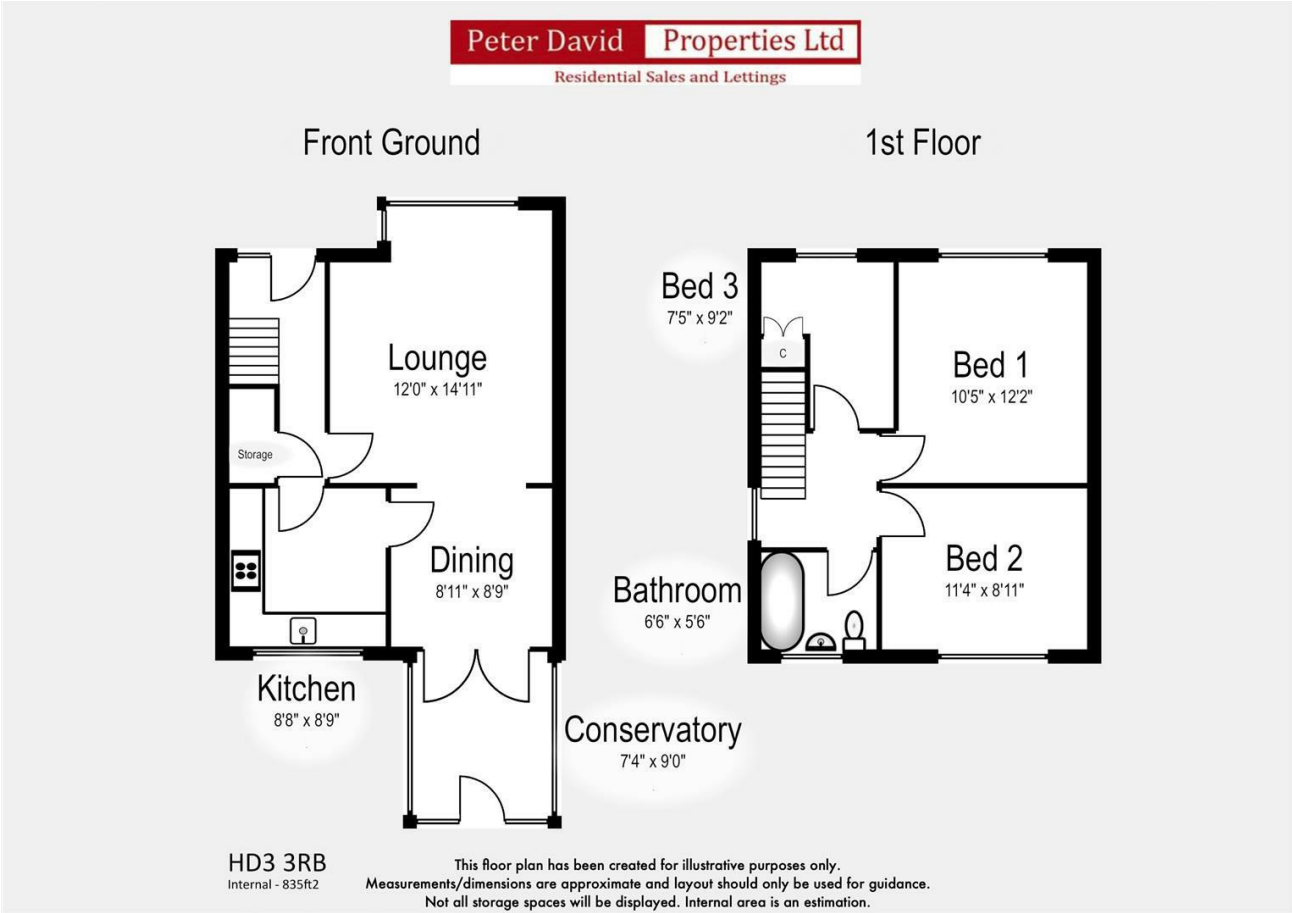
Hybrid Map



Terrain Map



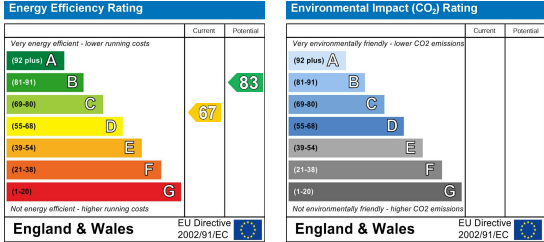
Floor Plan



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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk