

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 99 Halifax Road

Birchencliffe, Huddersfield, HD3 3NQ

Offers over £142,500



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## Entrance Hallway

Enter the property through a wooden front door into a hallway 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. Laminate flooring flows throughout and there is access to the kitchen/diner.

## Kitchen/Diner

A spacious kitchen/diner set to the rear of the property with matching cream wall and base units, laminated work surfaces, tiled splash backs and a stainless sink and drainer. Integrated appliances comprise; an oven, a gas hob, an extractor fan and a fridge/freezer. There is also plumbing for a washing machine and space for a wall unit housing the boiler. There is a PVCu window to the rear aspect and a PVCu door leading into the rear garden. There is laminate to the floor, ample space for a dining table, a cast iron fireplace and a door providing access to the cellar.

## Landing

A landing area providing access to the bedrooms and the house bathroom. There is a loft hatch providing access to the loft space.

## Bedroom One

A spacious double bedroom with a PVCu window to the front aspect and a feature cast iron fireplace.

## Bedroom Two

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

## Bedroom Three

A single bedroom with a PVCu window to the front aspect.

## Bathroom

A partially tiled house bathroom with a WC, wash basin and bath with overhead shower and glass screen. There is a wooden framed frosted window to the rear aspect and wood effect vinyl to the floor.

## Exterior

Externally the property benefits from a rear garden with a decked and paved area. There is off-road parking for up to three cars as well two large units benefiting from electricity and water currently used as a workshop space and a garage.

## 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



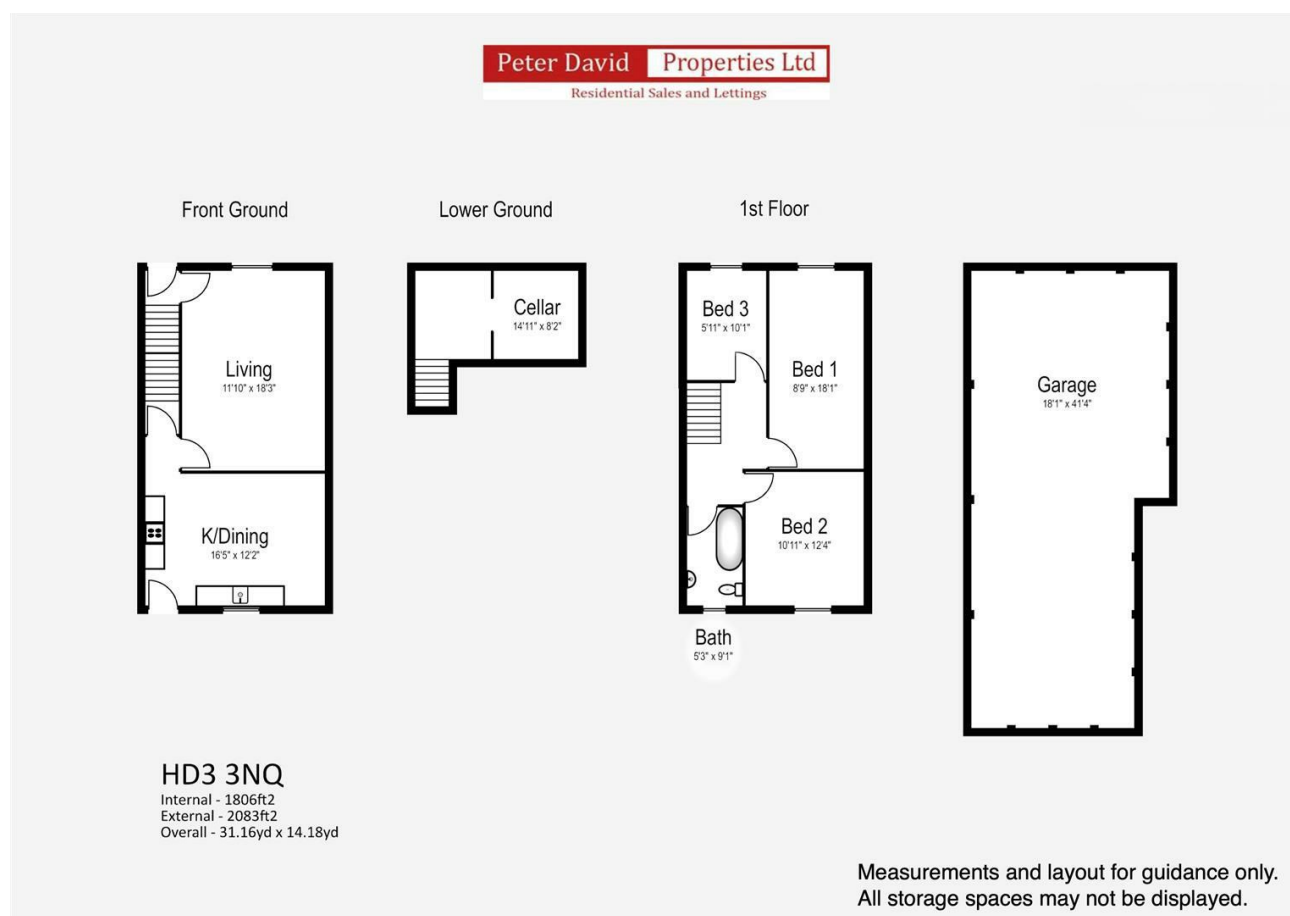
## Hybrid Map



## Terrain Map



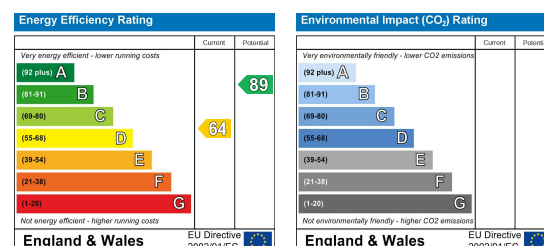
## Floor Plan



## 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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