

Peter David

Properties Ltd

Residential Sales and Lettings



## 14 Yew Tree Road

Birchencliffe, Huddersfield, HD3 3QT

Offers over £250,000



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## Ground floor -

### Entrance Hallway

Access the property through a PVCu door with glass panel and separate window to side into a spacious entrance hallway. Access to the living room, kitchen and stairs rise to first floor accommodation. There is also a useful under-stairs storage cupboard.

### Kitchen

The kitchen features cream matching wall and base units, laminate work surfaces, tiled splash-backs and vinyl flooring. Integrated appliances consist of a dual electric oven, a ceramic hob, an extractor fan, an under-counter fridge and a dishwasher. Also benefiting from a stainless steel sink and drainer and two PVCu windows to the rear allowing plenty of natural light. A PVCu door to the side leads to the small utility area.

### Utility area

A useful utility space with plumbing for a washing machine and access to the single garage which has power and an up-and-over door. A second PVCu door leads to the side of the property.

### Dining Room

A spacious dining room with a dual aspect with two PVCu windows to the rear enjoying splendid far reaching views. Double sliding doors with glass panels lead through to the living room and a neutral carpet flows throughout.

### Living Room

Located at the front of the property with a large PVCu bay window to the front and a stone fireplace across one wall housing a gas fire with a back boiler.

## First floor -

## Landing

Generous landing area providing access to all the bedrooms, separate WC and shower room. A loft hatch with a drop down ladder leads to a boarded loft space and there is also a PVCu window to the side aspect.

### Master Bedroom

A double bedroom with a large mirrored wardrobe across one wall and built-in overhead storage. There is a PVCu window to the front elevation.

### Bedroom Two

A second double bedroom with built in furniture including a wardrobe, drawers and a dressing table. There is a PVCu window to the rear elevation with stunning far reaching views across the valley.

### Bedroom Three

A third double bedroom with a PVCu window to the front aspect. The room also has built in wardrobes, overhead units and drawers.

### Bedroom Four

A single bedroom with a PVCu window to the front elevation. Also benefiting from a large storage cupboard over the stairs.

### Seperate WC

A partially tiled separate WC with a wash basin and large cupboard housing the water tank. There is a PVCu window to the rear aspect.

### Shower Room

A partially tiled shower room comprising a WC, wash basin set in a vanity unit with drawers and a large walk-in shower with overhead electric shower. There is a chrome towel rail, ceramic tiles to the floor and a PVCu frosted window to the rear aspect.

## Exterior

This property sits on a substantial plot and also benefits from a large storage room underneath the house accessed via a PVCu door with a PVCu window offering scope to convert into an additional living space/home office SFTP. To the rear is a large, tiered garden with an attractive paved area to the top section with surrounding raised beds and artificial grassed areas. There is an artificial lawn which then leads to the lower section of the garden where a greenhouse sits. To the front is a pleasant artificial lawn surrounded with an abundance of mature trees and shrubs. A block paved driveway is situated to the side with parking for up to two cars leading to a single integral 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



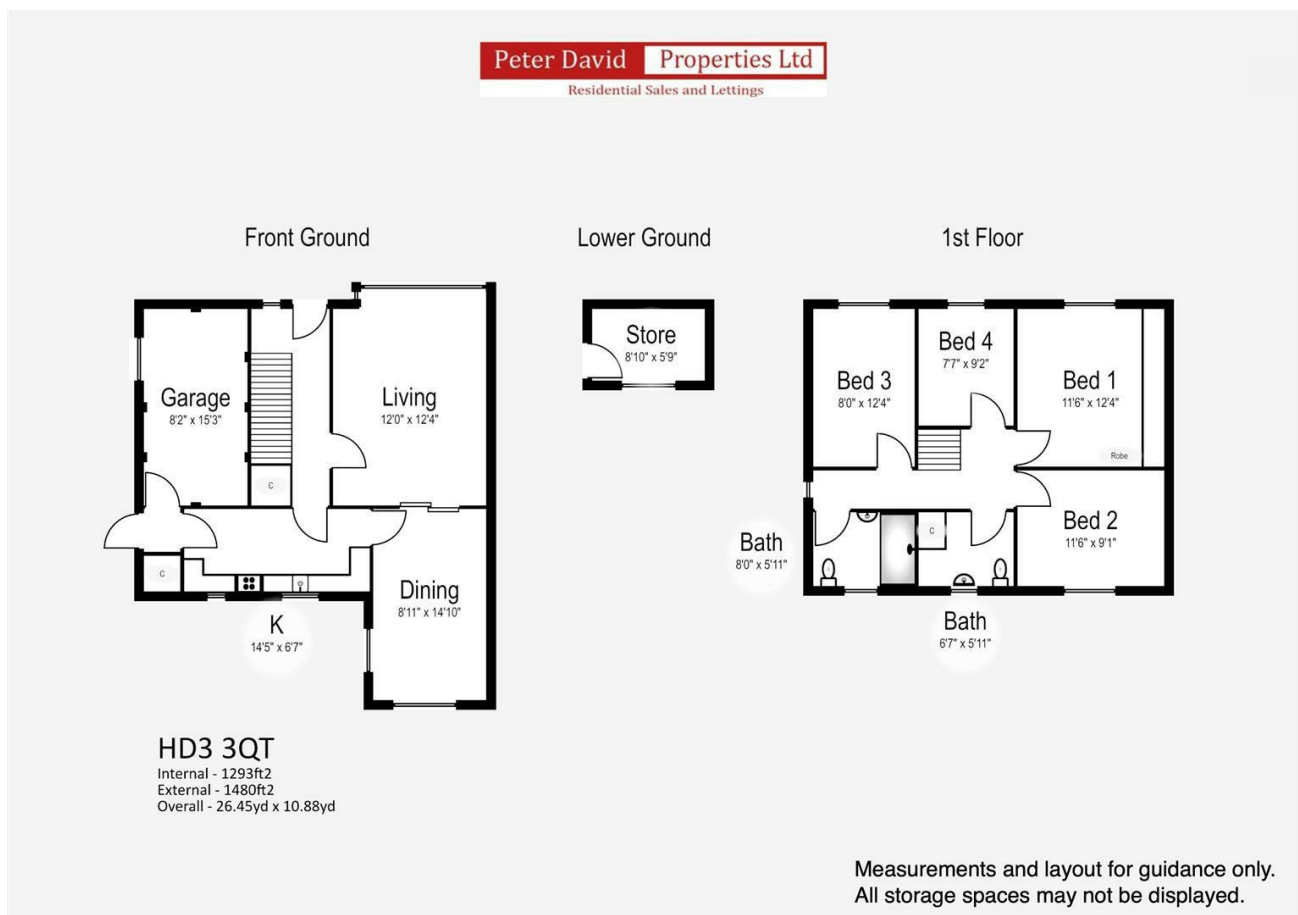
## Hybrid Map



## Terrain Map



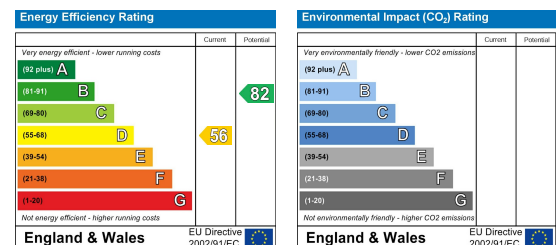
## Floor Plan



## 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