Peter David Properties Ltd

Residential Sales and Lettings

87 Briarlyn Road

Birchencliffe, Huddersfield, HD3 3NW

Price guide £229,950

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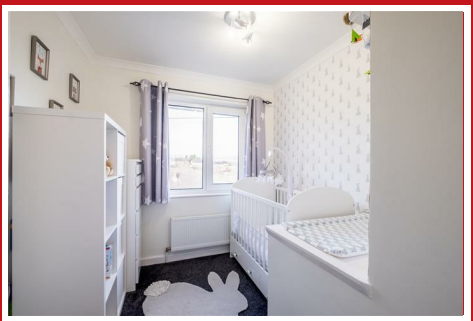


Entrance Hall
Access the property through a PVCu door with frosted glass panels to each side. Laminate flooring flows throughout and provides access to the living room, kitchen/diner and downstairs WC. There are stairs rising to the first floor accommodation.

Downstairs WC
A useful under stairs WC with small sink sat in a vanity unit.

Kitchen/Diner
An extremely spacious kitchen/diner with white matching wall and base units, black mottled effect worktops and black tiled splashbacks. Integrated appliances comprise; a double oven, induction hob, dishwasher, tumble dryer and spaces for additional freestanding appliances including a washing machine and a large fridge/freezer. The dining area provides ample space for a dining table and has PVCu double doors leading into the rear garden. There is also a PVCu frosted window and PVCu stable style door to side aspect, a large PVCu window overlooking the rear garden and two Velux roof windows to the dining area offering plenty of natural light. Black tile effect vinyl flooring flows throughout the room and there are glass sliding doors leading to the office space.

Office
An office space is located between the dining area and the living room. The room has laminate flooring and could also be used to serve a variety of purposes such as an additional entertaining space or a playroom.

Living Room
A generous sized living room with a large PVCu window to front aspect and laminate wood flooring. An attractive electric fire with cream marble surround and hearth provides an attractive focal point.

Landing
Carpeted stairs and landing offering access to all bedrooms, house bathroom and a fully boarded loft space. There is a large PVCu window to side elevation.

Master Bedroom
An attractive Master bedroom with a PVCu window to front aspect and white wooden laminate flooring.

Bedroom Two
A second double bedroom with PVCu window to rear aspect and a neutral carpet to the floor.

Bedroom Three
A carpeted single bedroom benefiting from a built in wardrobe and PVCu window to front elevation.

House Bathroom
A modern fitted bathroom with fully tiled walls and vinyl flooring. The WC and sink are set in a combination vanity unit and the bath has an accessible door with overhead shower. PVCu privacy window to rear elevation,

Exterior
The property benefits from a large driveway with parking for up to four cars and a double garage with lighting and electric power sockets. The rear garden boasts an artificial grass lawn and a concrete decking perfect for relaxing on on a Summers evening. To the front there is an additional tiered lawn.

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

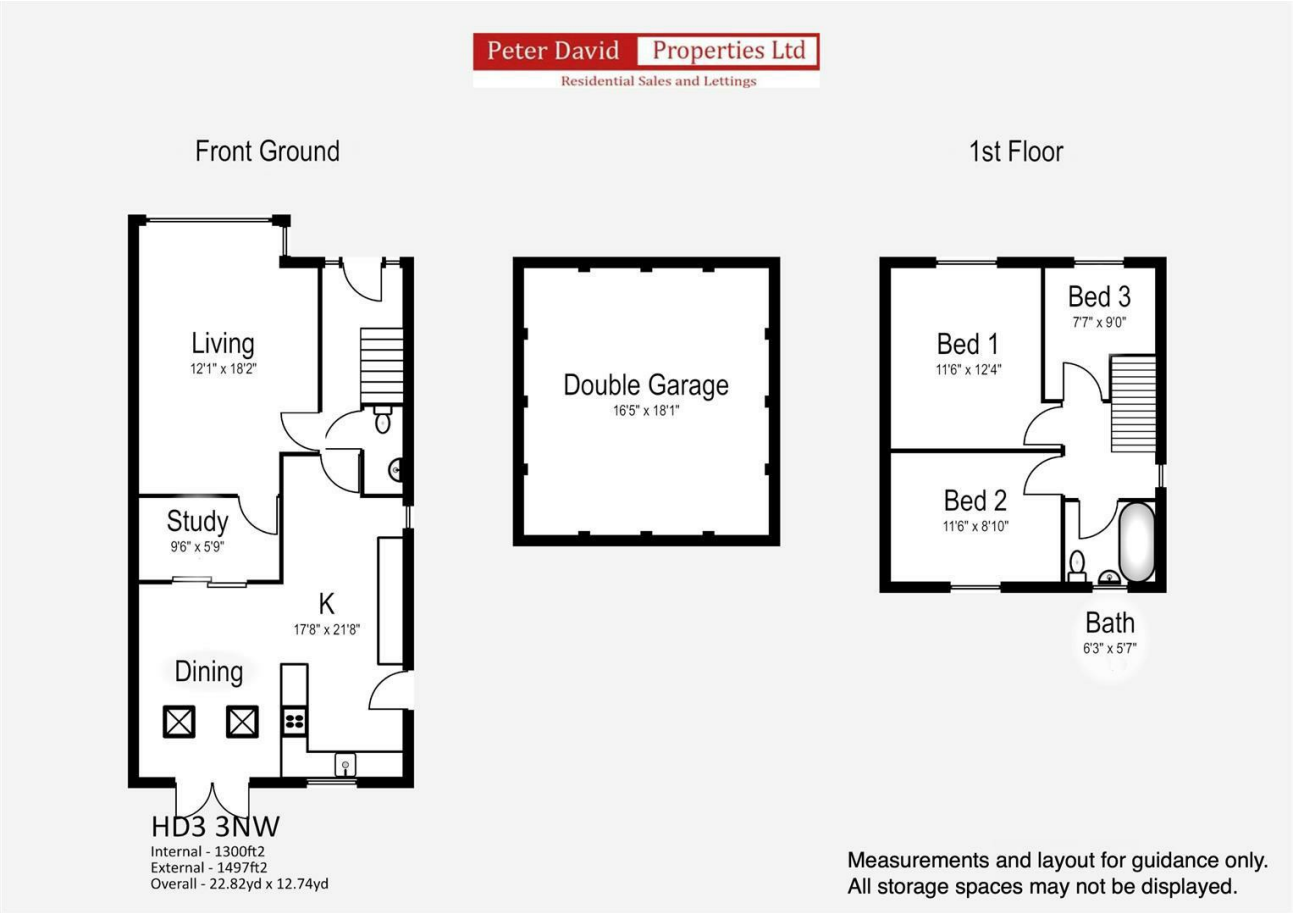
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

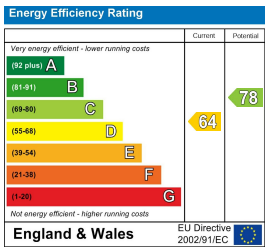
Floor Plan

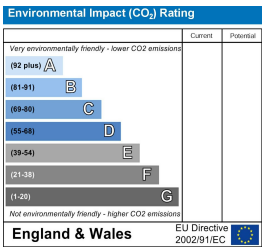


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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