Peter David Properties Ltd

Residential Sales and Lettings

72 Briarlyn Road

Birchencliffe, Huddersfield, HD3 3NP

Offers in the region of £269,950

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Entrance Hallway
Enter the property via a PVCu door with privacy glass into an L-shaped hallway. Benefiting from two large storage cupboards. Access to living room, kitchen, both bedrooms and house bathroom.

Kitchen
A modern kitchen with laminate flooring, matching hi-gloss wall and base units, laminate worksurfaces and laminate splashbacks. Integrated appliances comprise of: an eye level electric oven, a gas hob, an extractor, a fridge and a freezer and a stainless steel sink and drainer under a PVCu window overlooking the front garden. There is a feature breakfast bar with seating for two people under a further PVCu window to side aspect. There is one free standing space for an appliance with plumbing for a washing machine.

Living Room
To the front of the property is this spacious living room with a gas fire on a marble hearth and wood surround taking pride of place. PVCu window overlooking the front garden.

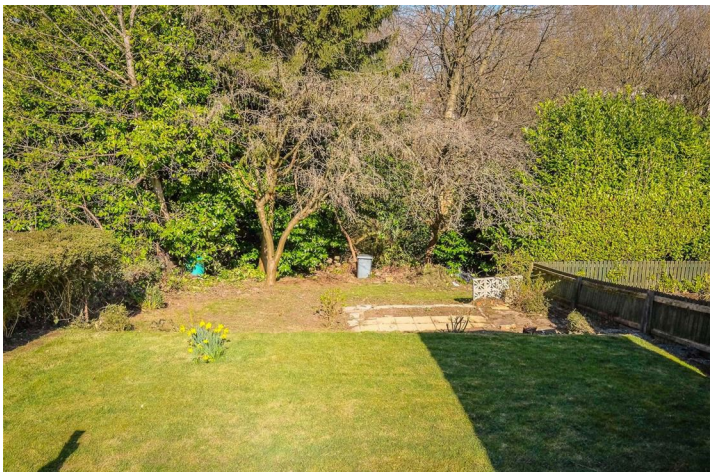
Bedroom One
To the rear is a large double bedroom with PVCu window to rear aspect.

Bedroom Two
A second double bedroom with PVCu window to rear aspect currently utilised as a dining room.

House Bathroom
A fully tiled modern house bathroom with laminate flooring. Comprising of: a WC, a wash basin and a spacious shower with a glass door, rainhead shower and hand held shower attachment. PVCu privacy window to the side. Benefiting from an illuminated glass cabinet.

Exterior
To the rear of the property is a tiered garden with a lawn, mature trees, shrubs and a large tarmac patio area. There is the potential to extend to the rear and up into the loft (STPP). To the front is a decorative gravelled garden and a tarmac driveway (off road parking for three cars) leading to a single detached garage with electrics.

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.

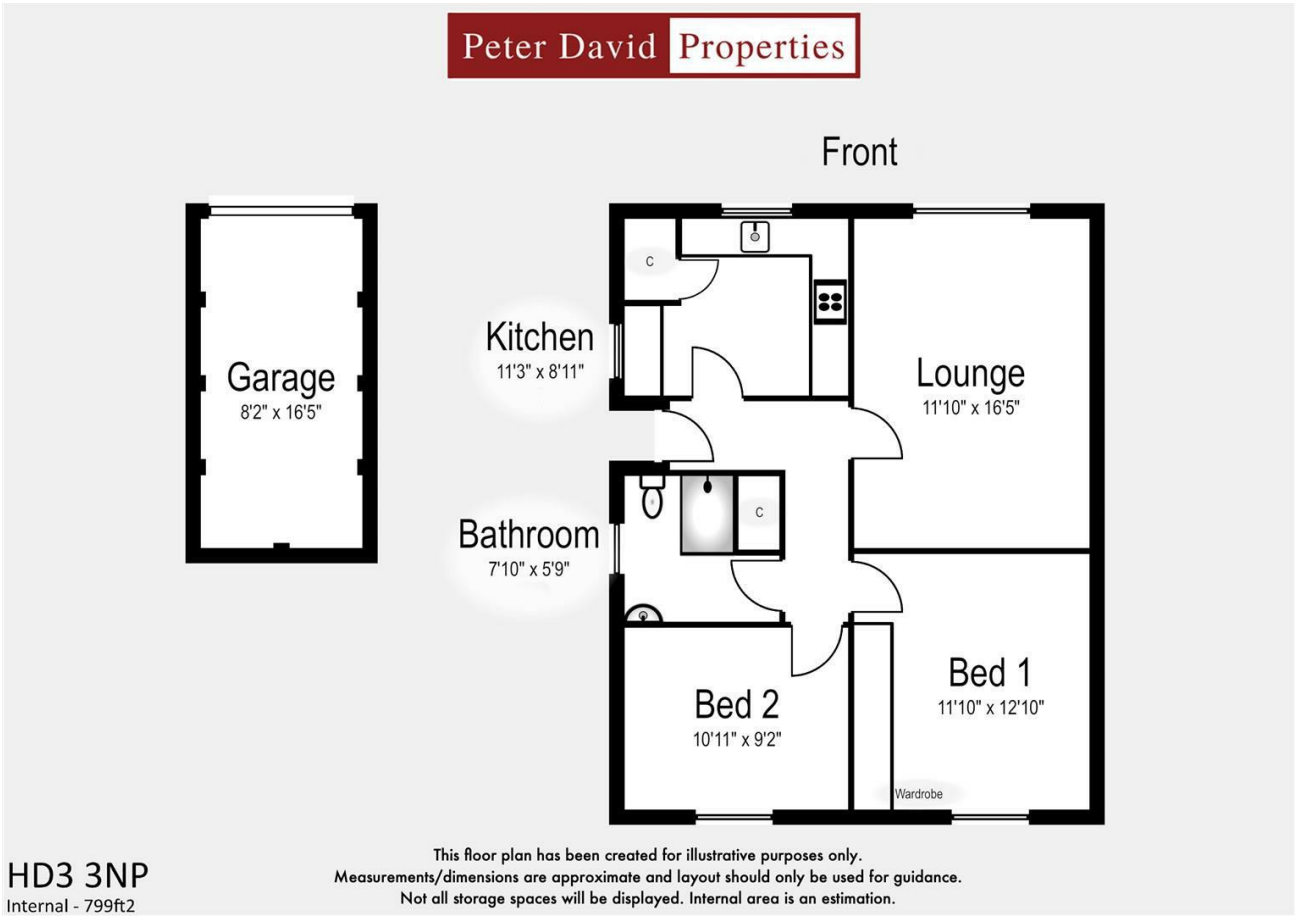


Road Map

Hybrid Map

Terrain Map

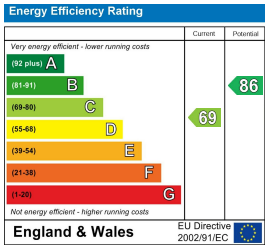
Floor Plan

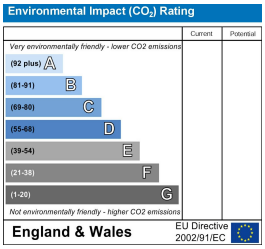


Viewing

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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