Peter David Properties Ltd

Residential Sales and Lettings

22 Britannia Crescent

Birkby, Huddersfield, HD2 2ST

Offers in the region of £220,000

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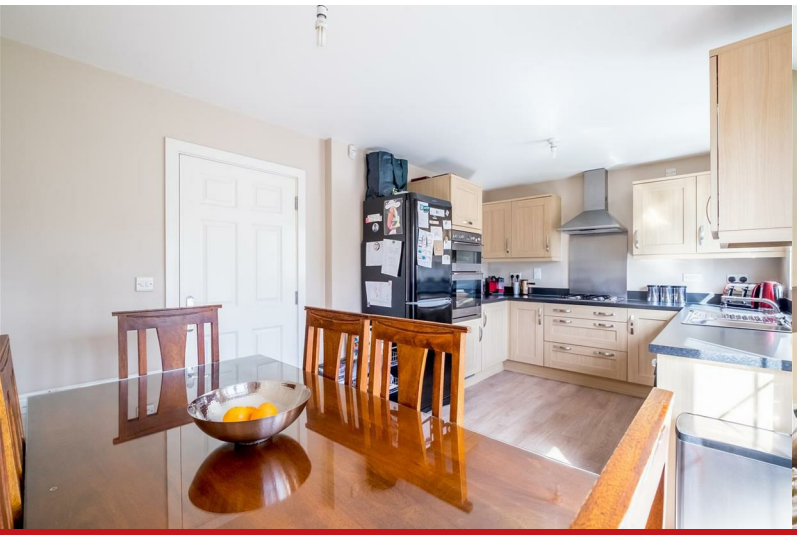

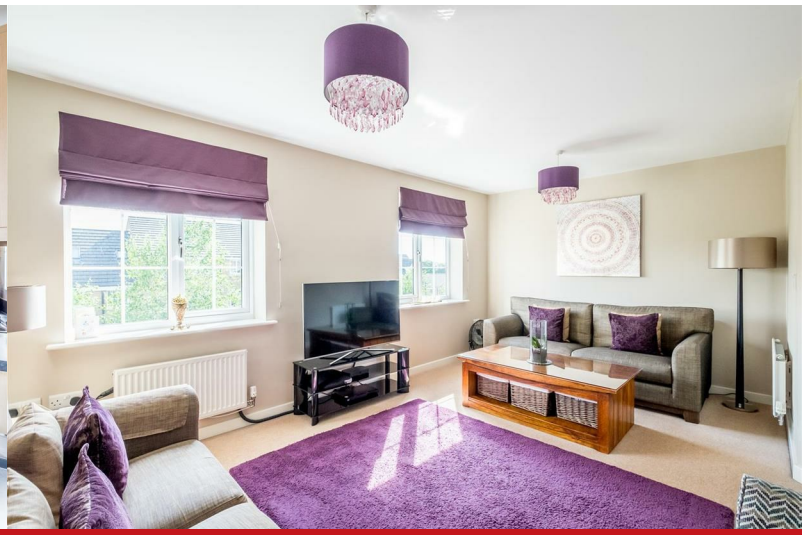

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Ground floor -

Entrance Hallway
Enter the property via a wooden front door into a spacious entrance hallway providing access to the kitchen/diner, WC, study and with stairs rising to the first floor. A nuetral carpet flows throughout and there is coir matting by the front door. There is also an under-stairs cupboard providing a useful storage space.

WC
A ground floor WC with a wash basin and tiled splash back. There is wood effect vinyl to the floor.

Study
Originally the garage, this room has been converted to provide a home office. A neutral carpet flows throughout and there are two windows to the front aspect.

Kitchen/Diner
A spacious kitchen/diner with wooden matching wall and base units, laminate worktops and wood effect vinyl flooring. Integrated appliances comprise; a dual oven, a gas hob, an extractor fan and there is also plumbing for a washing machine, space for a fridge freezer and space for an additional appliance. The kitchen also benefits from a stainless steel sink and drainer and there is ample space for a dining table. There is a PVCu window to the rear aspect and double PVCu doors lead out into the rear garden.

First floor -

Landing
A first floor landing providing access to the living room and master bedroom. Stairs rise to the second floor.

Living Room
This well proportioned living room is situated to the rear of the property and has two PVCu windows which provide plenty of natural light and enjoys a pleasant aspect over the rear garden. A nuetral carpet flows throughout.

Master Bedroom
A spacious master bedroom with two PVCu windows to the front elevation. This bedroom also benefits from a built-in wardrobe and an en-suite shower room.

En-suite
A partially tiled en-suite comprising a WC, hand basin and walk-in shower cubicle. There is wood effect vinyl to the floor.

Second floor -

Landing
A second floor landing providing access to the further three bedrooms and the house bathroom.

Bedroom Two
A top floor double bedroom with two PVCu windows to the front aspect allowing plenty of natural light. The room also benefits from a fitted wardrobe with mirrored sliding doors.

Bedroom Three
A third double bedroom with a PVCu window to the rear elevation.

Bedroom Four
A spacious single bedroom with a PVCu window to the rear elevation.

Bathroom
A partially tiled family bathroom comprising a WC, wash basin and bath with shower attachment to the wall. Wood effect vinyl flooring flows throughout.

Exterior
Externally the property benefits from a low maintenance private and enclosed garden to the rear with a paved area and an artificial lawn with surrounding borders. To the front there is an artificial lawn area and and a driveway providing parking for one car. Additional visitor parking is located nearby.

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.

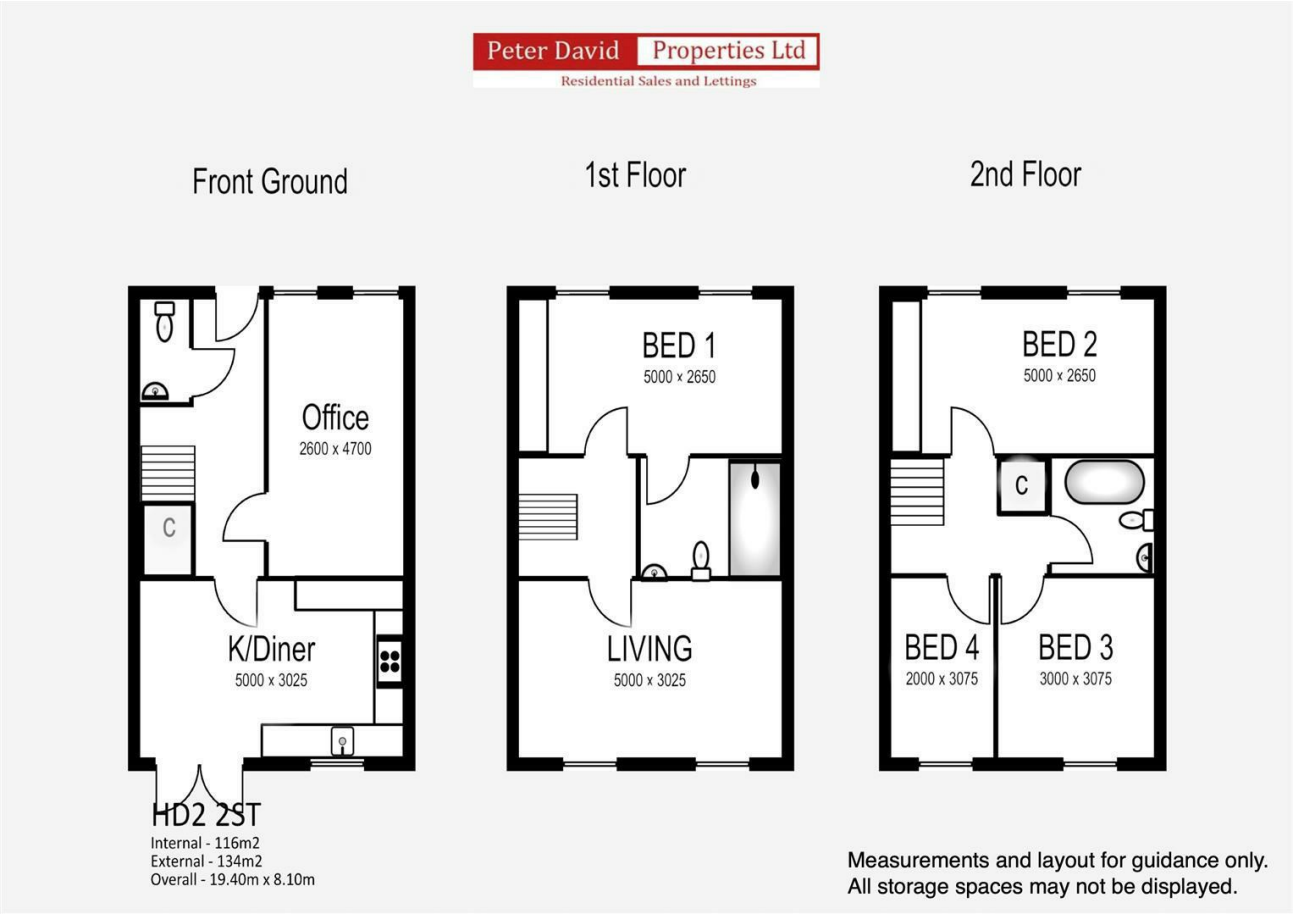
Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair,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

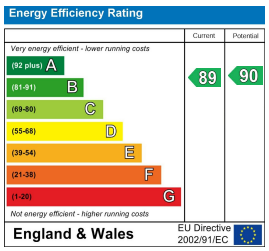
Floor Plan

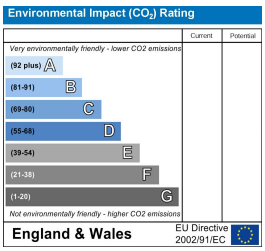


Viewing

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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