

Peter David

Properties Ltd

Residential Sales and Lettings



## 29 Weatherhill Crescent

Birchencliffe, Huddersfield, HD3 3QZ

Offers in the region of £260,000



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## Entrance Hallway

Enter the property through a PVCu door with glass panelling into the hallway. There is coir matting and solid oak flooring that leads through to the second bedroom. Access to all rooms.

## Kitchen

This dual aspect kitchen is to the front of the property, with hi-quality solid oak, matching wall and base units, Granite worktops and solid oak breakfast bar and ceramic tiled flooring. Integrated appliances comprise of: an range oven, an extractor fan, a dishwasher, a washing machine, a fridge/freezer, a microwave and a stainless steel sink and drainer with a waste disposal. There is a large PVCu window overlooking the front drive and a PVC window to the side aspect. The kitchen also benefits from a useful breakfast bar with seating for four people and underfloor heating.

## Living Room

A light and airy living room with a large PVCu window to the front aspect. Taking centre stage is this Multi Fuel Stove sitting on a stone plinth with surround stone heath. There is a stunning solid oak cabinet built into the alcove.

## Bedroom One

To the rear of the property is a large double bedroom with fitted wardrobes to one wall. PVCu window to rear aspect.

## Bedroom Two

A second double bedroom with PVCu sliding patio doors leading out to the rear garden.

## House Bathroom

A luxurious fully tiled house bathroom comprising of: a

concealed cistern WC, a wash basin with vanity unit and a bath with a shower area and a fixed glass panel. Benefiting from a modern grey towel rail, a LED wall mirror and PVCu privacy window to side aspect.

## Garage

The garage benefits from an electric door, lighting and a utility area with a tumble dryer, stainless steel sink and drainer with hot and cold water.

## Exterior

This bungalow has a stunning enclosed rear garden with a composite decking with glass balustrade & separate patio area. The rear garden is private and provides an ideal space to relax and unwind. To the front of the property there is a large driveway (off road parking for three cars) which leads to a single detached garage. There is also a PVCu door in the garage that leads to rear garden and also access to the side of the garage leading to the rear garden.

## 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.

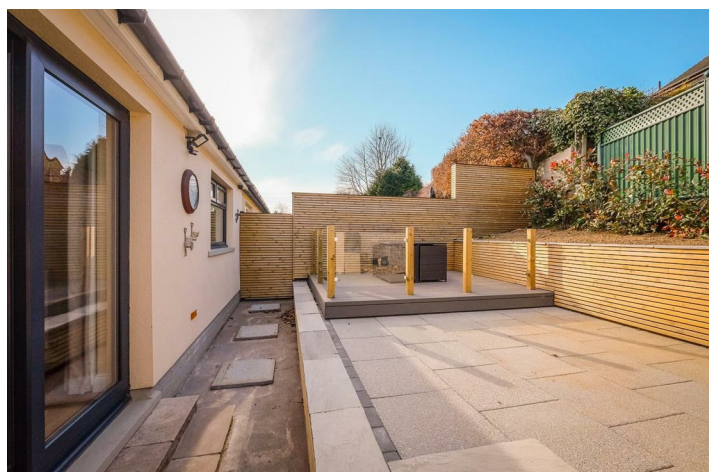
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there

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



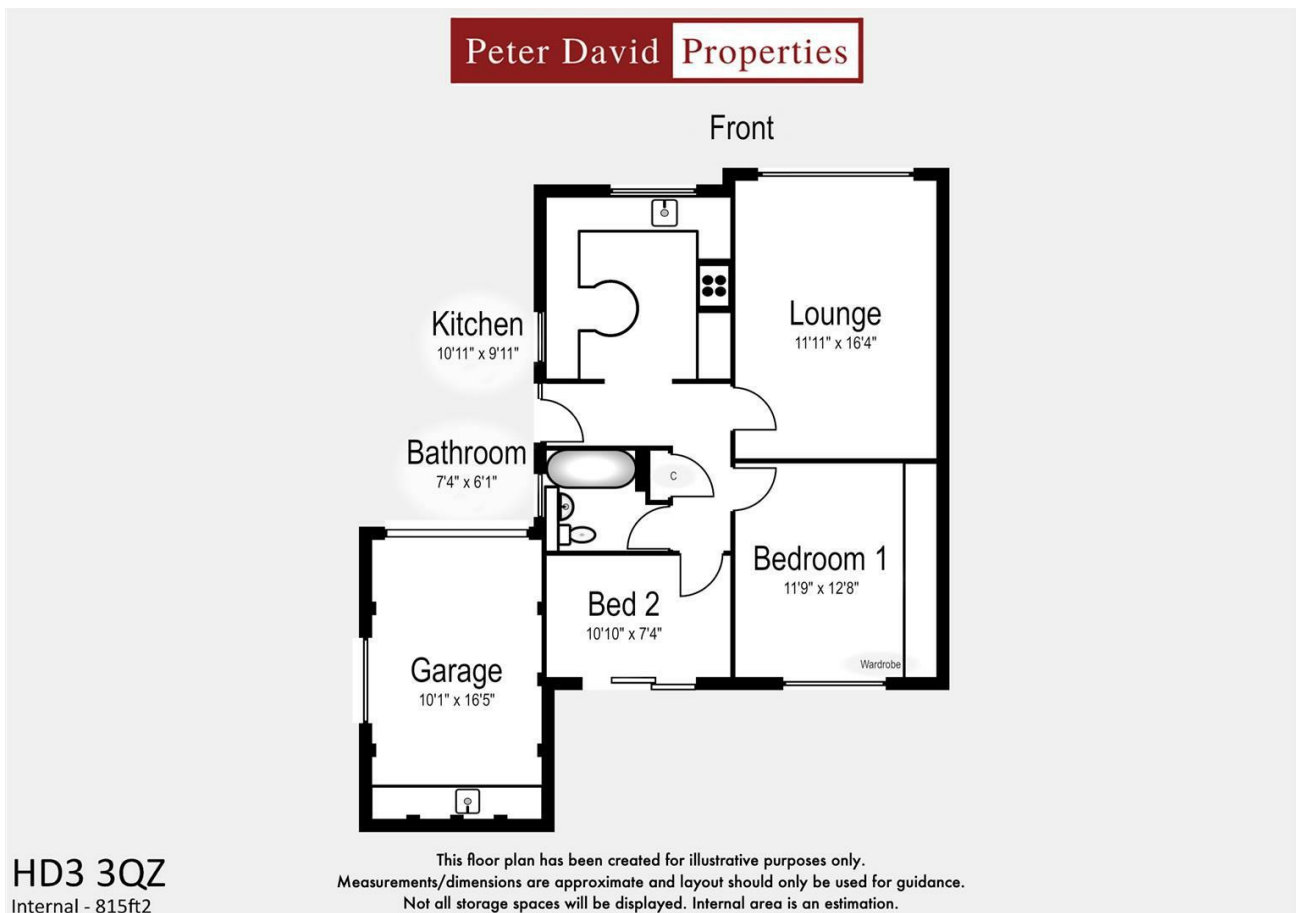
## Hybrid Map



## Terrain Map



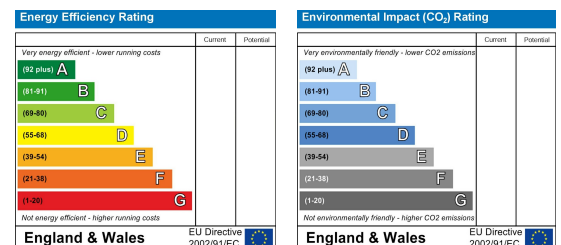
## Floor Plan



## 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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