



## 159 Yew Tree Road

Birchencliffe, Huddersfield, HD3 3QN

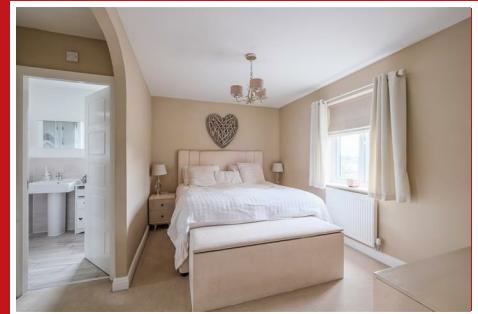
Offers in the region of £495,000



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## **Entrance Hallway**

Enter this stylish property via a composite door into the hallway with luxury tiled flooring and benefiting from understairs storage. Access to living room, kitchen/diner. Carpeted stairs rise to first floor accommodation.

## **Living Room**

Enter this spacious living room via wood and glass double doors and benefiting from a neutral carpet. Three PVCu windows with wooden shutters provides plenty of natural light.

## **2nd Reception Room**

A generously proportioned second reception room serving as a perfect family room which is an ideal place for children to play or can be used as a snug for the whole family to enjoy. PVCu window to front aspect.

## **Kitchen/Diner**

The hub of the home is this LUXURY kitchen with tiled flooring and a spacious dining area benefiting from floor to ceiling patio doors with windows to the side. The kitchen has white hi-gloss matching wall and base units and laminate work surfaces. Integrated appliances comprise of: an eye level electric double oven, a five ring gas hob, an extractor, a fridge/freezer, a dishwasher and a 1.5 stainless steel sink and drainer under a PVCu window with electric blind overlooking the rear garden. The spacious dining area has ample space for a family dining table. An archway leads through to the utility and ground floor WC.

## **Utility**

A useful utility with white hi-gloss matching wall and base units, tiled flooring and laminate work surfaces. There are two free standing spaces, one with plumbing for a washing machine. Access to the rear garden via a composite door and access to the groundfloor WC.

## **Groundfloor WC**

A partially tiled groundfloor WC with tiled flooring. Comprising of: WC and a wash basin. PVCu window to side aspect.

## **Landing**

Carpeted stairs rise to the first floor landing with arched PVCu window to front aspect. Access to all bedrooms and house bathroom. Benefiting from a storage cupboard.

## **Master Bedroom**

To the front of the property is this spacious master bedroom with fitted mirrored sliding wardrobes and luxury en-suite. PVCu window to front elevation.

## **En-Suite**

A partially tiled en-suite with tiled flooring. Comprising of WC, wash basin and large walk in shower with glass sliding doors. PVCu privacy window to side elevation.

## **Bedroom Two**

To the rear is the second double bedroom with neutral carpet and PVCu window to rear garden.

## **Bedroom Three**

To the front is a third double bedroom with mirrored sliding wardrobes. PVCu window to front aspect.

## **Bedroom Four**

A fourth double bedroom to the rear again with neutral carpet and benefiting from two PVCu windows, one to the side and one to the rear.

## **House Bathroom**

A luxury partially tiled bathroom with tiled flooring. Comprising of a WC, a wash basin, a bath with feature mirrored wall and a shower unit with glass door. PVCu privacy window to rear elevation.

## Exterior

To the rear of the property is this private and enclosed garden with an artificial lawn and paved patio areas providing an abundance of seating, ideal for entertaining. There is access from the garden to the detached double garage, which has up and over doors and benefits from electrics, and an EV charger. A block paved driveway provides two off-road parking spaces. To the front of the property is a paved pathway with decorative gravel to either side and an abundance of mature shrubs providing privacy.

## 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.

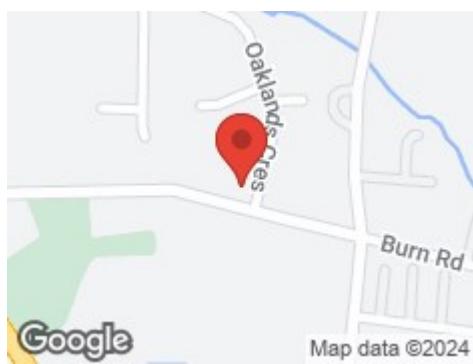
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.**



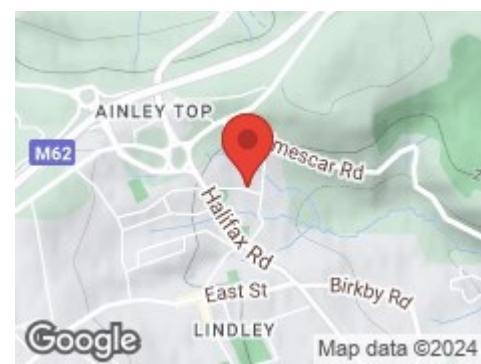
## Road Map



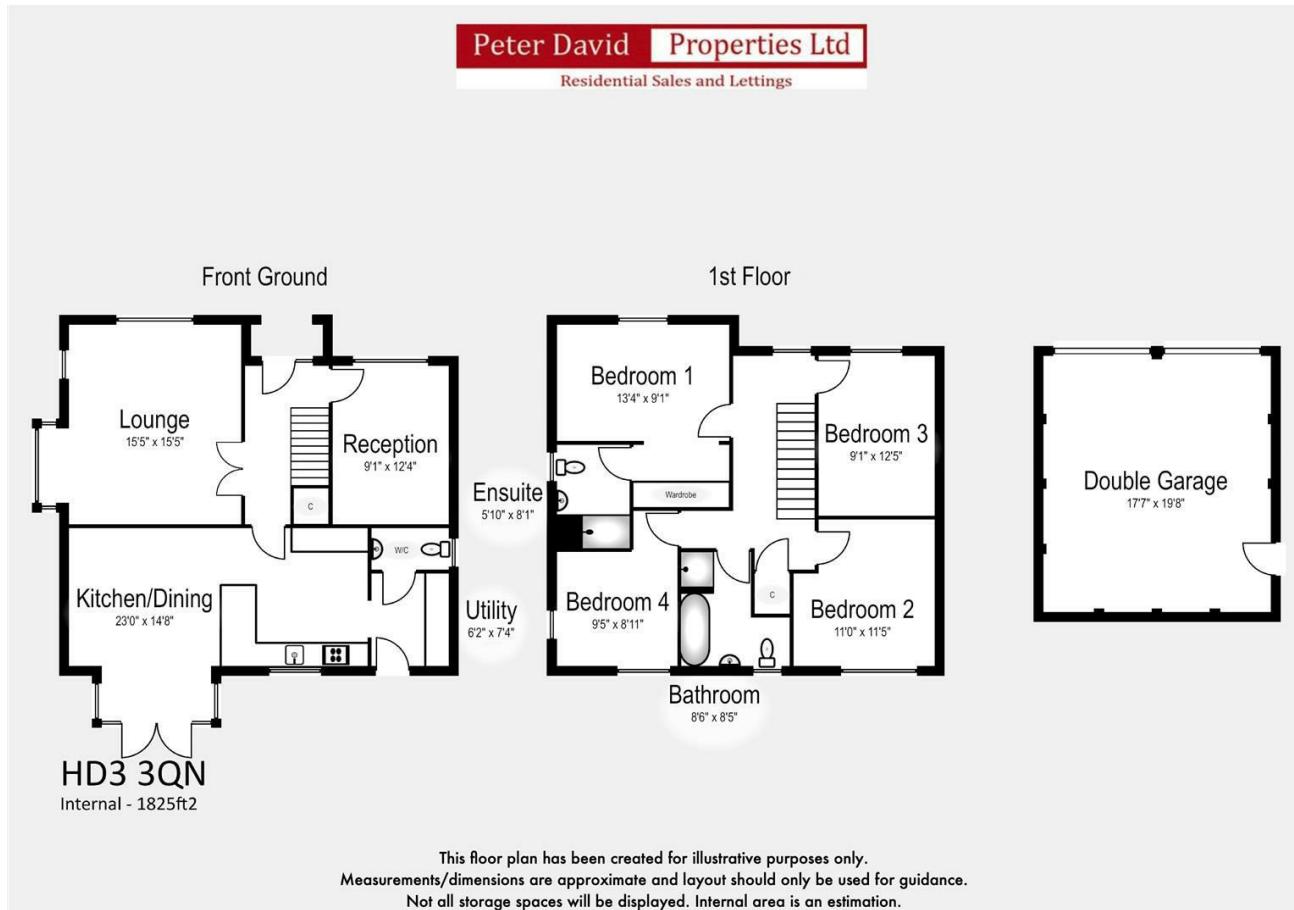
## Hybrid Map



## Terrain Map



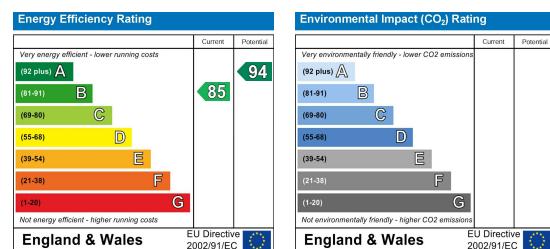
## Floor Plan



## 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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