Peter David Properties Ltd

Residential Sales and Lettings

8 Birchington Drive

Birchencliffe, Huddersfield, HD3 3QS

Offers in the region of £200,000

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Entrance Hallway
Enter the property via a PVCu door with privacy glass side panel into the hallway. Stairs rise to the first floor accommodation. Access to living dining room and kitchen.

Living/Dining Room
A spacious living dining room with dual aspect PVCu windows to front and rear. A stone fireplace houses a gas fire.

Kitchen
To the rear of the property is the kitchen with wood wall and base units, laminate worksurfaces, a stainless steel sink and drainer and free standing oven. There are three free standing spaces for appliances, one with plumbing for a washing machine. PVCu window overlooks the rear garden.

Landing
A landing with PVCu privacy window to side aspect. Access to all bedrooms, bathroom and loft.

Bedroom One
A spacious double bedroom with three storage cupboards. PVCu window to front aspect.

Bedroom Two
A second double bedroom with PVCu window to rear.

Bathroom
A fully tiled bathroom comprising of: WC, wash basin and bath with overhead electric shower and glass screen. PVCu privacy window to rear elevation.

Exterior
To the front of the property is a paved driveway (parking for two cars) leading to a single garage. There is a lawn with raised beds and herbaceous borders. To the rear is a large enclosed garden with two paved patio areas, a lawn with decorative gravelled borders.

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

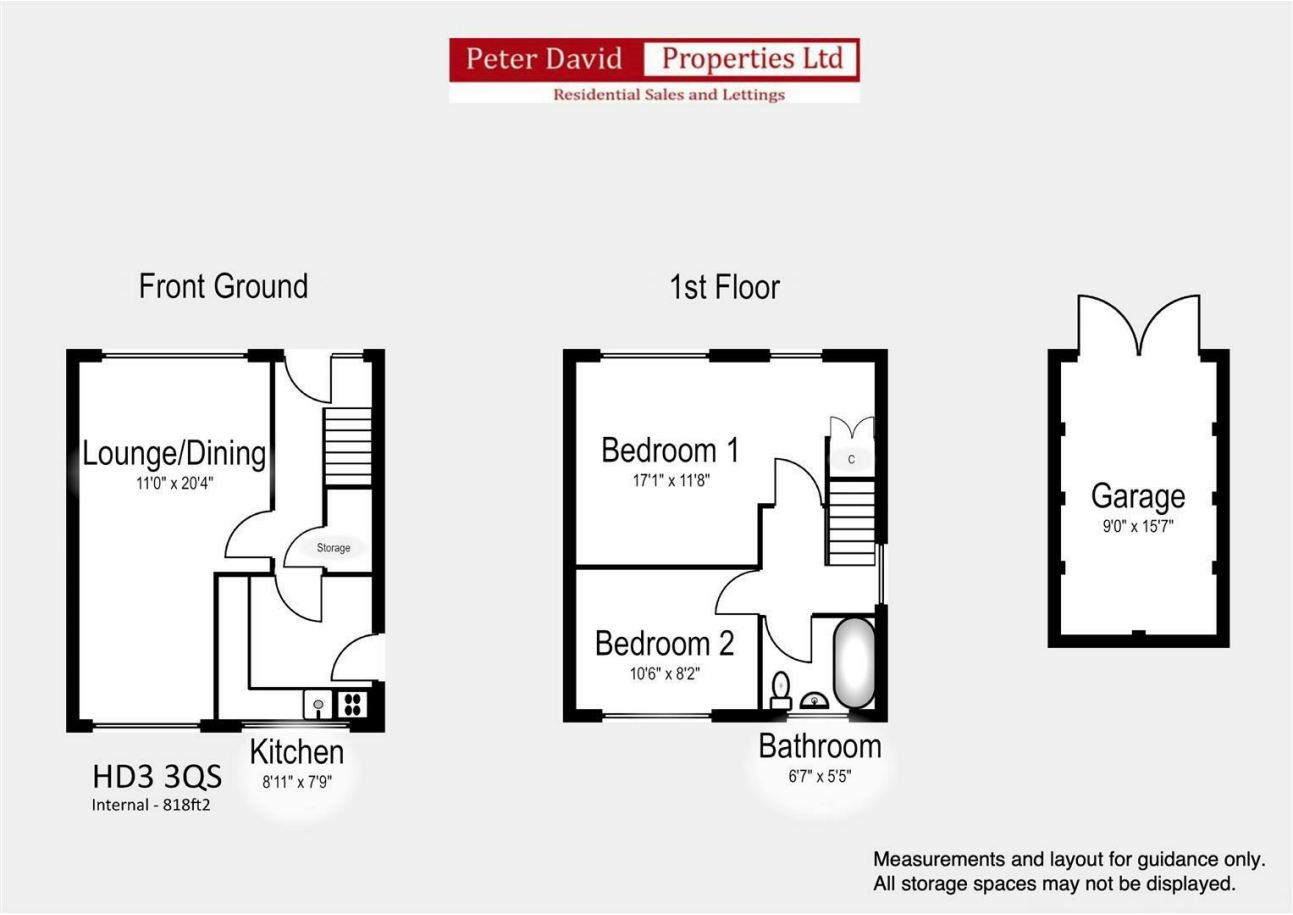
FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

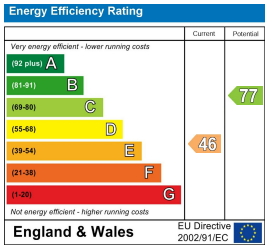
Floor Plan

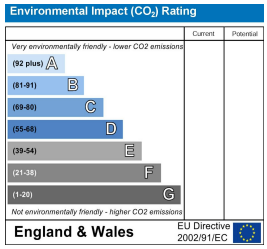


Viewing

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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