

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Apartment 6 263 Birkby Road

Birkby, Huddersfield, HD2 2DR

Price guide £260,000



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## Communal Entrance Hallway

Access the property through an imposing communal entrance hall with chrome and glass staircase. The apartment is situated on the first floor.

## Entrance hall

Enter the apartment into a spacious entrance hallway providing access to the open plan living area, bedrooms, bathroom and a storage/utility room. The hallway boasts solid wood flooring which flows throughout the apartment.

## Storage/Utility room

A useful space housing the boiler and providing additional storage, plumbing for a washing machine and space for an additional freestanding appliance.

## Kitchen/dining area

This modern kitchen boasts high specification matching wall and base units, frosted glass wall cabinets and black granite worktops. The kitchen features a central island with an integrated induction hob and a large canopy extractor hood. Other integrated appliances comprise of an oven, a microwave, a dishwasher and a fridge/freezer. There is also a sunken stainless steel sink and a stainless steel splashback. The kitchen area has tile effect vinyl flooring and solid wood flooring to the dining space. PVCu double doors to the rear aspect lead out to a large balcony overlooking the attractive communal gardens. Additionally there is underfloor heating throughout.

## Living area

A fantastic open plan living space with PVCu double doors leading to an additional balcony and a PVCu window to side aspect. This space has a modern,

contemporary feel and benefits from solid wooden flooring with underfloor heating.

## Master bedroom

A generous double bedroom benefiting from large built in wardrobes with glass sliding doors providing ample storage space. PVCu window to side elevation.

## En-suite

An attractive partially tiled en-suite comprising of a concealed cistern WC, a wash basin and a walk in shower cubicle. Featuring a chrome towel rail a large wall mirror with attached small mirrored cabinet and underfloor heating.

## Bedroom two

A second double bedroom with large built in wardrobes across one wall. PVCu window to rear elevation.

## Bathroom

A high specification bathroom suite comprising of a bath with overhead chrome shower, a concealed cistern WC and a wash basin. There are beige tiles to the floor and blue and grey mosaic tiles surrounding the bath, WC and wash basin. A large mirror runs across one wall and there is a small mirrored wall cabinet. The bathroom also houses a useful linen cupboard with frosted glass door. There is a chrome electric towel rail and underfloor heating.

## Exterior

The apartment features two spacious south-facing balconies overlooking the attractive communal gardens. Due to the location of the apartment at the back of the building away from the main road, the balconies offer a peaceful area to relax and enjoy the

pleasant views across the surrounding woodland. There are also two allocated parking spaces in a car park with CCTV and security barrier.

### 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



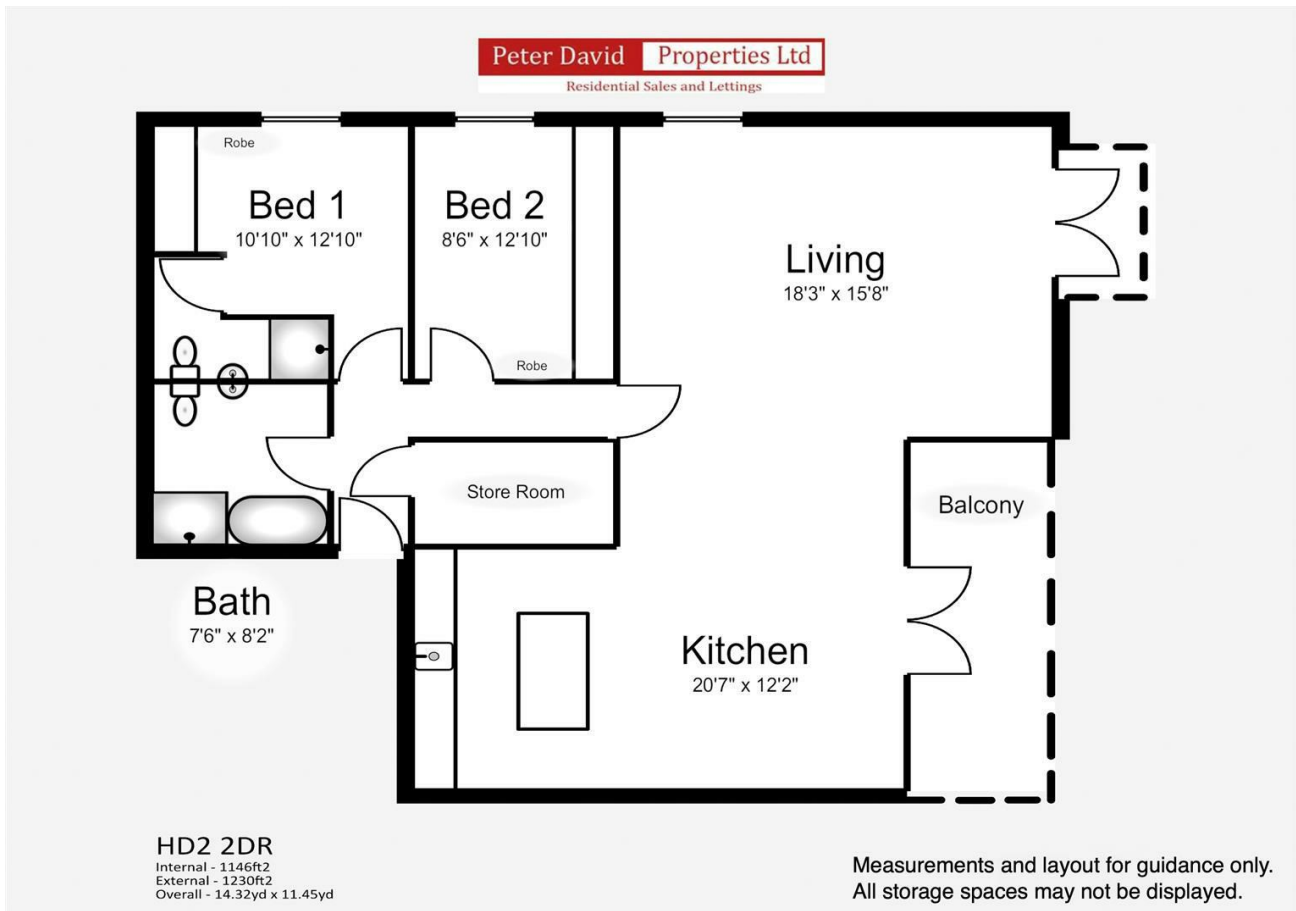
## Hybrid Map



## Terrain Map



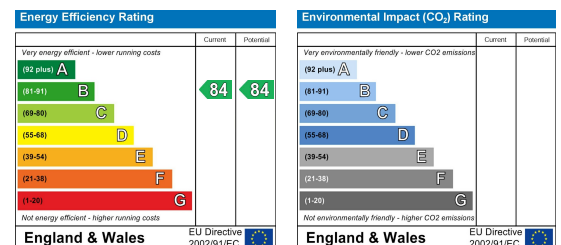
## Floor Plan



## 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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