

Peter David

Properties Ltd

Residential Sales and Lettings



20 Birkby Lodge Road

Birkby, Huddersfield, HD2 2AZ

Offers in the region of £139,950



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Ground Floor -

Entrance Hall

Enter the property via a wooden front door into an entrance hallway providing access to the kitchen, WC, living room and stairs rising to the first floor. Laminate flooring flows throughout.

Ground Floor WC

A ground floor WC with a wash basin and tiled splash back. There is tiled effect vinyl to the floor and a PVCu privacy window to the front aspect.

Kitchen

A kitchen with wooden matching wall and base units, vinyl flooring and laminate worktops. Integrated appliances comprise of: an oven, a gas hob with a stainless steel splash back and an extractor fan. There are three free standing spaces for appliances one with plumbing for a washing machine. The kitchen also benefits from a stainless steel sink and drainer and PVCu window to the front aspect.

Living Room

The living room is set at the rear of the property with a neutral carpet. There are double PVCu doors leading to the rear garden which provides plenty of natural light. Benefiting from a large under stairs cupboard providing ample storage space.

First Floor -

Landing

A first floor landing providing access to two bedrooms and a house bathroom. There is a neutral carpet which flows throughout the first floor accommodation.

Bedroom One

A double bedroom with fitted wardrobes and neutral carpet. There are two PVCu window to the front elevation.

Bedroom Two

A double bedroom to the rear of the property, benefiting from a PVCu window to the rear elevation allowing plenty of natural light. The room includes a neutral carpet and a storage cupboard housing the water tank.

Bathroom

A partially tiled bathroom with with vinyl flooring. Comprising of: a WC, a wash basin and bath with overhead shower and glass screen. Benefiting from a wall mirror.

Exterior

There is an enclosed rear garden which is partially paved and a graveled area providing access to a parking space. In addition, to the front there is a paved pathway and barked flower beds with mature shrubs.

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

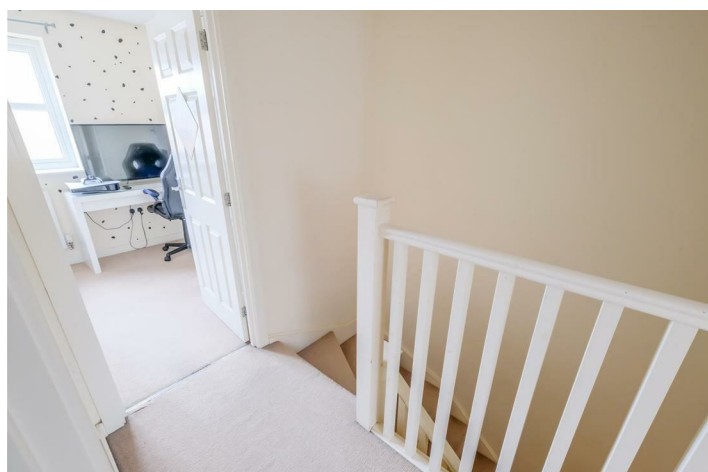
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



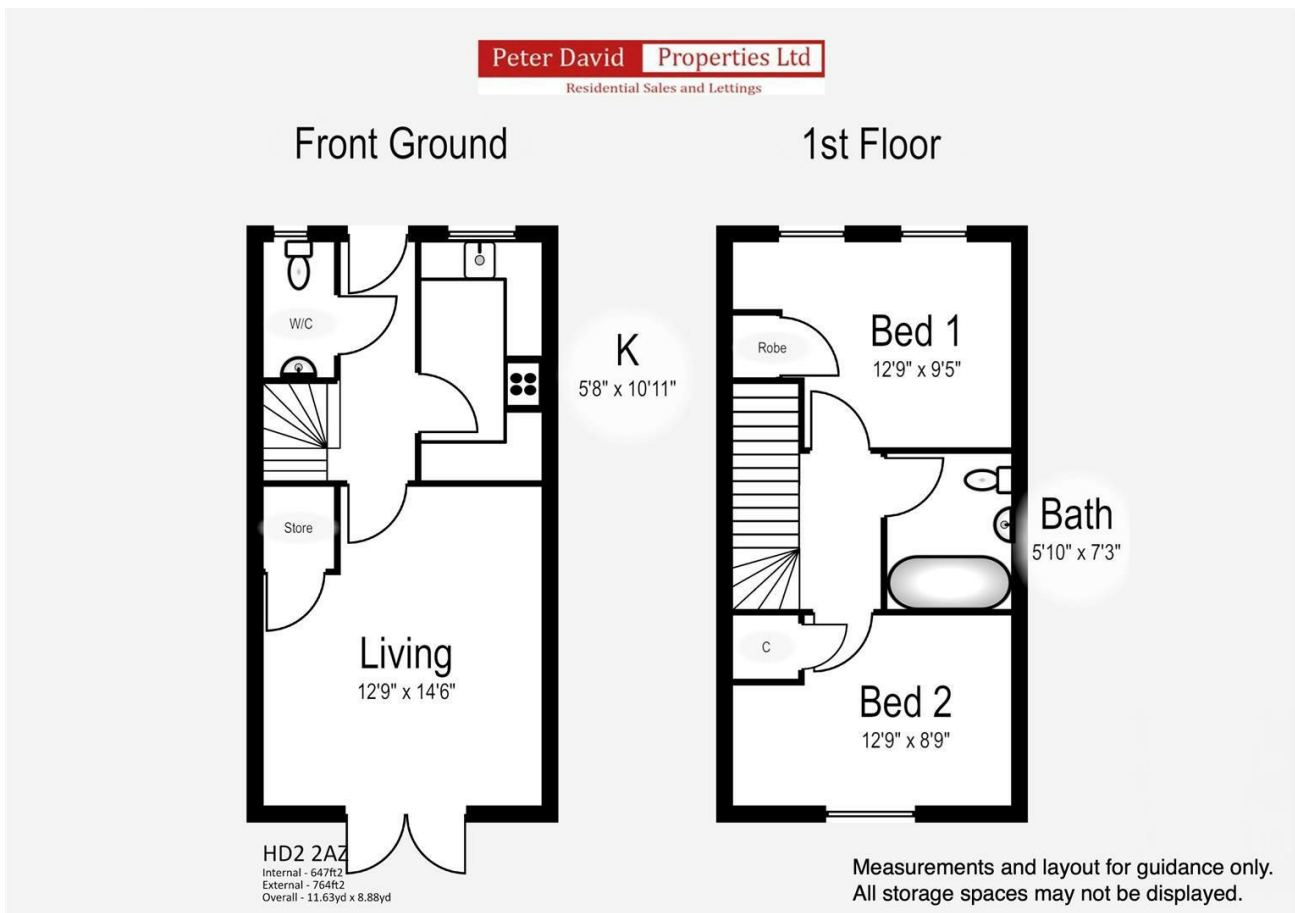
Hybrid Map



Terrain Map



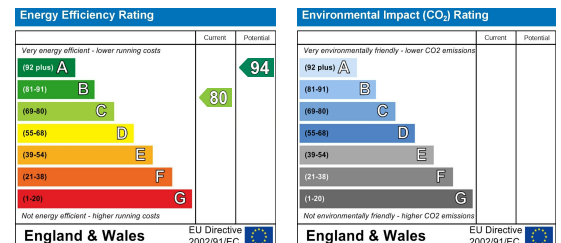
Floor Plan



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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