Peter David Properties Ltd

Residential Sales and Lettings

80 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RB

Offers in the region of £250,000

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Entrance Hallway
Access the property via a PVCu door with a privacy window to the side, benefiting from laminate wood flooring. Access to the living room and kitchen.

Living Room
A spacious and light living room with laminate wood flooring. A log burner on a stone hearth takes pride of place. A PVCu window to front aspect. Access to the kitchen/diner.

Kitchen/Diner
The hub of the house is the large modern kitchen diner with laminate flooring, grey matching wall and base units, and laminate worksurfaces. Integrated appliances comprise of: an electric oven, an electric hob and an extractor fan. There are three additional free standing spaces (two with plumbing). There is ample space for seating and a family dining table. There are patio doors leading out to the rear patio and a PVCu door to the side aspect.

Landing
Stairs lead to first floor accommodation. A privacy PVCu window to the side aspect

Master Bedroom
A large double bedroom benefitting from two built in wardrobes. PVCu windows to the front aspect.

Bedroom Two
A second double bedroom. A PVCu window to the rear aspect.

House Bathroom
A fully tiled modern bathroom suite. Comprising of: A shower cubicle, a bath, a chrome towel rain, a wash basin and a WC. A privacy PVCu window to the rear aspect.

Exterior
To the front of the property is an enclosed garden with a lawn and driveway with off-road parking for three cars . To the rear of the property is an enclosed garden with a spacious patio area.

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.

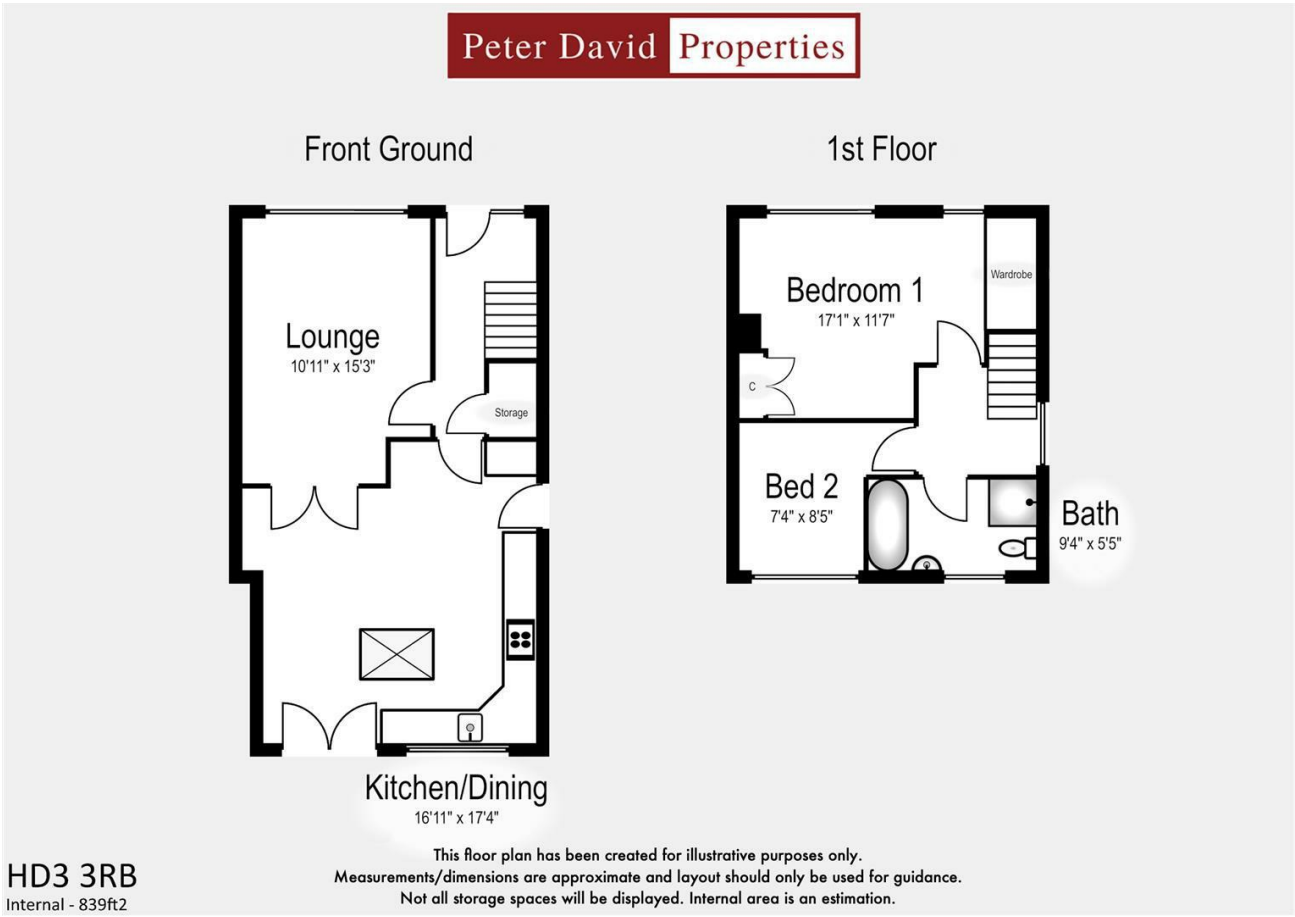
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

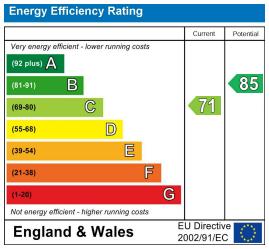
Floor Plan

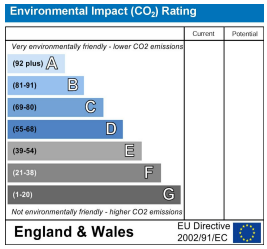


Viewing

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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