

Peter David

Properties Ltd

Residential Sales and Lettings



## 196 Birkby Hall Road

Birkby, Huddersfield, HD2 2XD

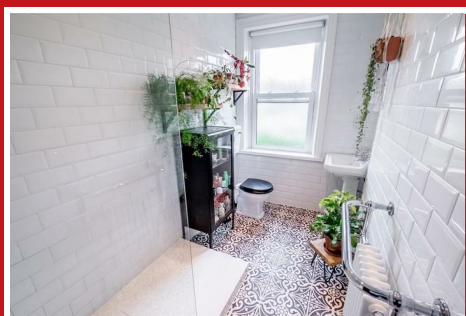
Offers in the region of £239,950



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## Ground floor -

### Entrance Hallway

Enter the property through a wooden front door with two etched glass panels and an additional glass panel above into a light and welcoming entrance hallway. The hallway boasts attractive tile effect karndean flooring, a brushed chrome barrelled radiator and also has ornate cornices and a dado rail. Providing access to the living room, kitchen/diner and with stairs rising to the first floor.

### Living Room

A generous sized living room with original wooden floorboards and a multi fuel stove set on a stone hearth with a wooden mantel. There are PVCu sash windows to the front aspect allowing for plenty of natural light and two brushed chrome barrelled radiators. decorative coving, a dado rail and built in shelving units give this room a stylish finish.

### Kitchen/Diner

Set at the rear of the property is this spacious and tastefully designed kitchen/diner with matching sage green wall and base units, wooden work surfaces, tiled splash backs and original stained floorboards throughout. Featuring an integral large range oven with five ring gas hob, built-in extractor fan, dishwasher, washing machine and tumble dryer. Also featuring a Belfast style sink, brick feature walls with metal shelving to the alcoves and a brushed chrome barrelled radiator. There is a large cupboard under the stairs providing useful storage space and also ample space for a dining table. The room boasts two PVCu windows to the rear aspect, as well as a wooden rear door with two frosted glass panels leading into the garden.

## First floor -

### Landing

A bright and airy landing area providing access to the first floor bedrooms and the shower room. A neutral grey carpet flows throughout and there is also an under stairs storage cupboard. There is a large PVCu window to the rear elevation and second staircase leads from the landing to the second floor.

### Bedroom One

A tastefully decorated double bedroom benefiting from a large PVCu window to the rear aspect and a brushed chrome barreled radiator. A grey carpet flows throughout and there are two drop down lights in addition to the main bedroom light.

### Bedroom Two

A second double bedroom with a large PVCu sash window to the front aspect and a brushed chrome barreled radiator.

### Shower room

A fully tiled shower room with ornate tiles to the floor and brick tiles to the walls. There is a PVCu frosted sash window to the front aspect. The room features a WC, wash basin and a large walk in shower with dual shower head and glass screen. There is also a white and chrome barreled towel rail given the room a luxurious finish.

## Second floor -

### Bedroom Three

A staircase rises from the first floor into a double attic bedroom with a PVCu window to the side aspect and two velux windows to the roof providing plenty of

natural light. Original floorboards flow throughout and there is also useful storage to the eaves.

### Exterior

Externally the property benefits from a garden to the front which features an attractive lawn with surrounding mature shrubs. To the rear of the property is an enclosed garden featuring an artificial lawn, a paved area and there is also a gate leading to the access road at the rear.

### 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.

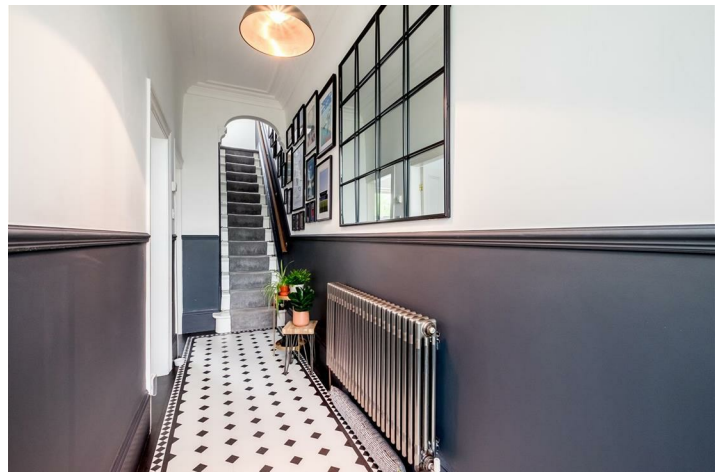
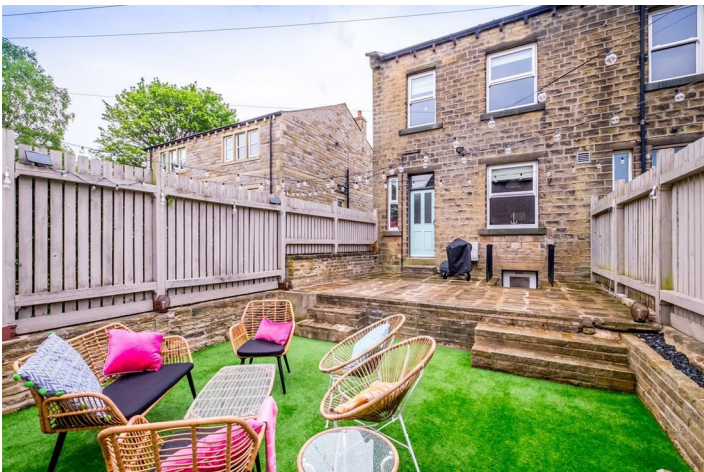
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there

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



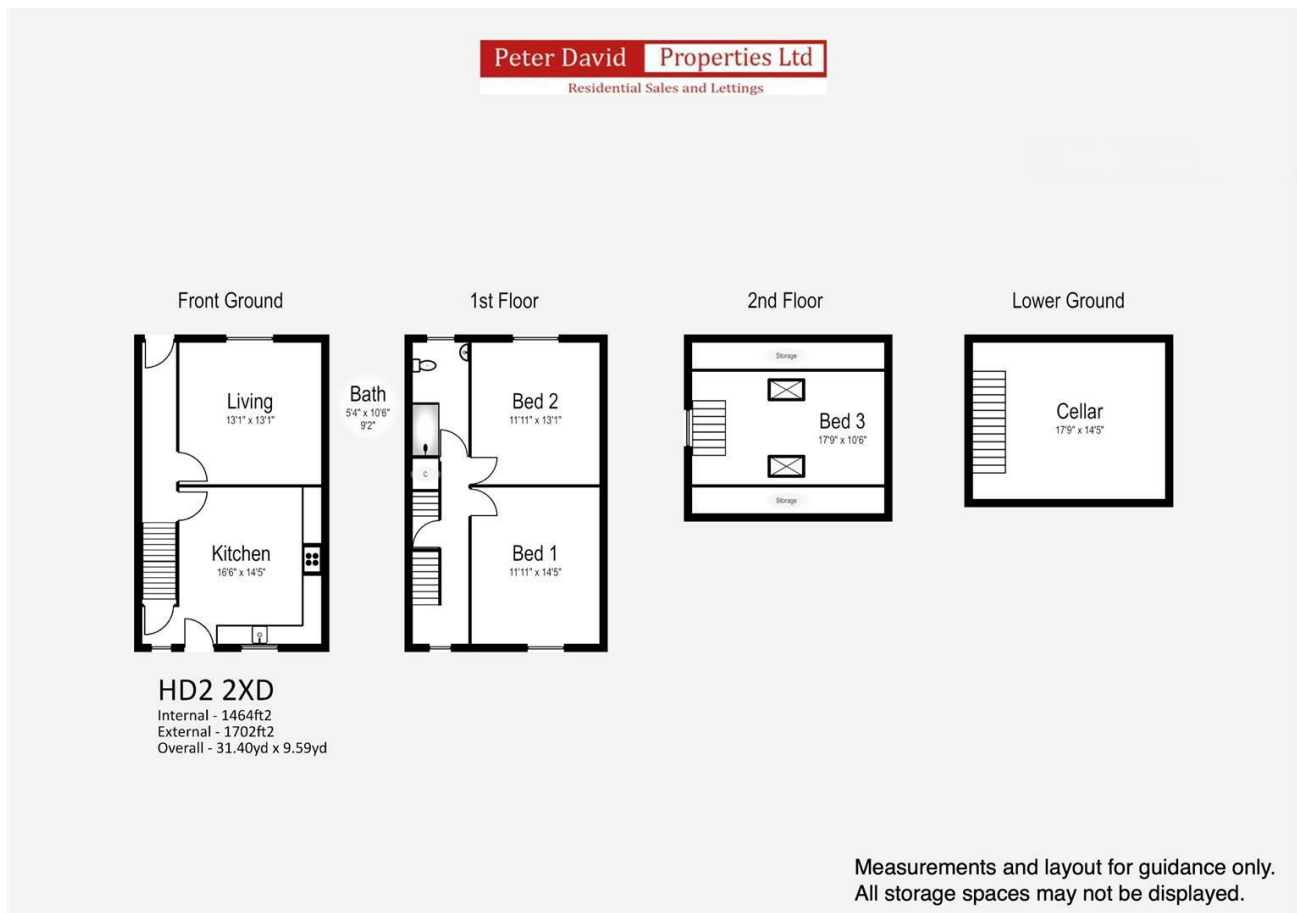
## Hybrid Map



## Terrain Map



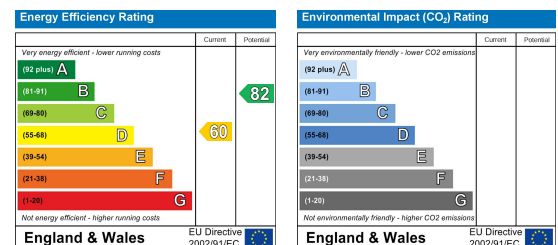
## Floor Plan



## 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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