Peter David Properties Ltd

Residential Sales and Lettings

38 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RB

Offers in the region of £225,000

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Entrance Hallway
Enter the property via a PVCu door with a glass side panel into the hallway. Stairs rise to the first floor accommodation. Access to living/dining room and kitchen.
Benefiting from an understairs storage cupboard.

Living/Dining Room
A spacious living room with an electric fire (there remains the gas system should prospective buyers wish to change this). PVCu window to front access. Archway through to the dining area with a further PVCu window to the rear garden.

Kitchen
To the rear of the property is the kitchen with vinyl flooring. Comprising of matching wall and base units, laminate work surfaces and tiled splashbacks. There is a free standing electric oven, a stainless steel sink and drainer under a PVCu window overlooking the rear garden. Benefiting from one free standing space for an appliance and a further space/cupboard. PVCu door out to the side.

Landing
Stairs rise to the first floor with a PVCu window to side aspect. Access to all bedrooms and house bathroom.

Bedroom One
To the front of the property is a spacious double bedroom with fitted mirrored sliding wardrobes. PVCu window to front elevation

Bedroom Two
To the rear of the property is a second double bedroom with fitted wardrobes. PVCu window to rear aspect.

Bedroom Three
A single bedroom with a fitted wardrobe. PVCu window to front aspect.

Bathroom
A fully tiled bathroom comprising of WC, a wash basin with vanity unit and a large corner shower cubicle with glass sliding doors. PVCu privacy window to rear elevation.

Exterior
To the rear of the property is a south facing private and enclosed tiered garden. This garden benefits from lawns, mature trees and shrubs, patio area, a spacious summerhouse and ponds. The summerhouse could serve as a useful home office. To the front is a further lawned area and a paved driveway (parking for three cars) leading to a single detached garage.

Extra Information
This freehold property benefits from gas central heating throughout, a condensing boiler, double glazing throughout, and cavity wall insulation. The property has recently had a satisfactory EICR report and a gas certificate.

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

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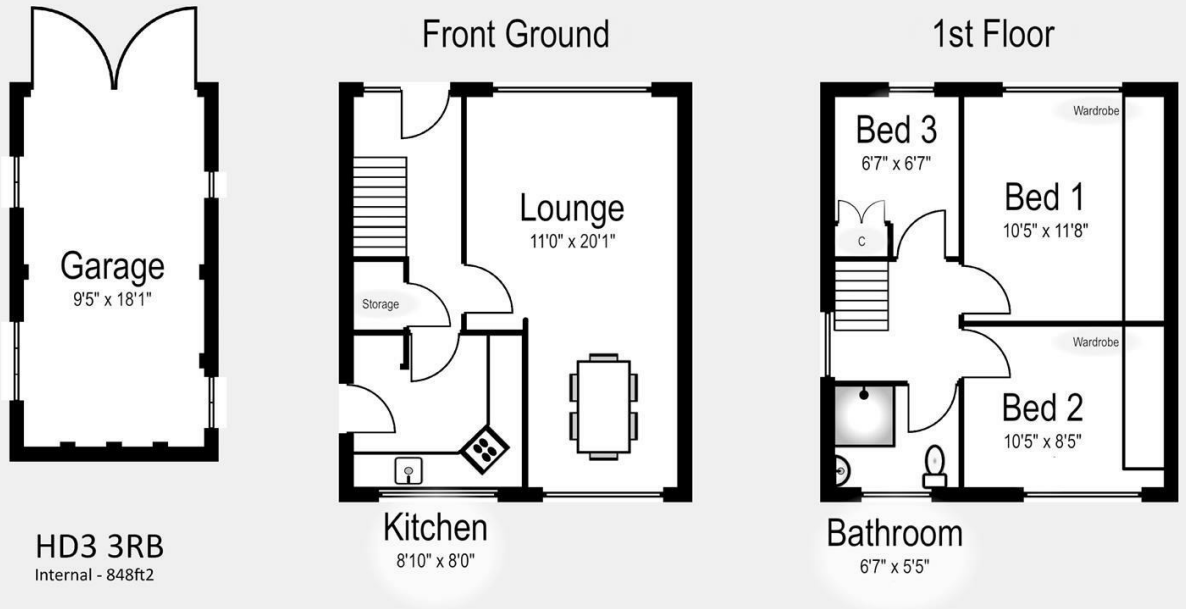


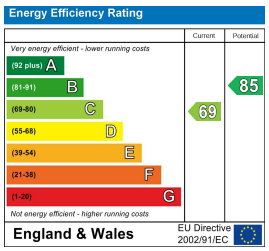
HD3 3RB
Internal - 848ft2

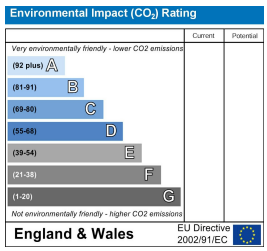
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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