

# Peter David

# Properties Ltd

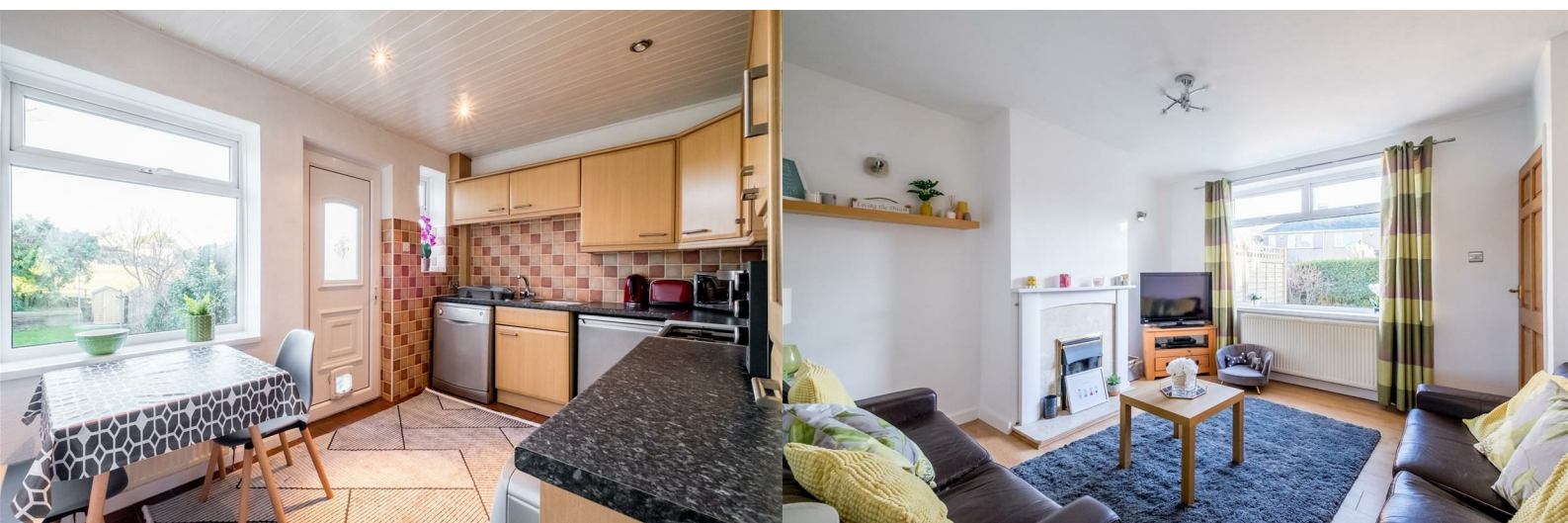
Residential Sales and Lettings



## 78 Ainley Road

Birchencliffe, Huddersfield, HD3 3QX

Offers over £150,000



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**\* TWO BEDROOM END TERRACE \* IDEAL FOR FIRST TIME BUYERS \* SOUGHT AFTER LOCATION \* WELL PRESENTED THROUGHOUT \* APPROVED PLANNING PERMISSION TO EXTEND \***

Peter David Properties are excited to present to the open market this end terrace property with TWO DOUBLE BEDROOMS, VERY LARGE ENCLOSED REAR GARDEN and a spacious KITCHEN/DINER. The property is situated on a QUIET ROAD in the sought-after location of Birchencliffe and just a short drive to Lindley village and all its amenities within.

The property comprises: an entrance hallway, a living room, a kitchen diner, two double bedrooms and a house bathroom. Externally the property sits on a generous plot with gardens to the front and rear. There is also gated off-road parking for two cars and planning permission has been approved to extend the property to both the side and rear to create a larger kitchen/diner and a raised decked area to the rear garden (Application number: 2021/62/91478/W).

It is a perfect location to access surrounding towns and cities such as Halifax, Leeds and Manchester via local transport links or the M62 network. There are also a number of excellent schools within close proximity.

Internal viewings are highly recommended to fully appreciate what this property has to offer - book yours today!

## **Entrance Hallway**

Enter the property through a PVCu front door with stairs rising to the first floor and an internal door providing access to the living room. Laminate flooring flows throughout and into the living room.

## **Living Room**

A well presented living room with a PVCu window to the front aspect allowing plenty of natural light in. There is a white wooden fireplace with a marble effect hearth housing an inset gas fire. An internal door leads into the kitchen/diner.

## **Kitchen/Diner**

A kitchen/diner with wooden matching wall and base units, laminate worktops and a tiled splash back. There are quarry tiles to the floor and a stainless steel sink and drainer. Appliances included in the sale comprise of; an extractor fan, a washing machine, an under-counter fridge, a dishwasher and a freezer (in pantry) . Additionally the kitchen has ample space for a dining table and there are two PVCu windows to the rear aspect and a PVCu door providing access to the rear garden. Located off the kitchen is a useful pantry which provides additional storage space.

## **Landing**

A carpeted landing providing access to the bedrooms and bathroom. There is a small loft hatch opening to a fully boarded loft space and a PVCu window to the side aspect.

## **Bedroom One**

A spacious master bedroom with a PVCu window to the front aspect allowing plenty of natural light. A neutral carpet flows throughout and the room also benefits from a range of in-built storage cupboards.

## **Bedroom Two**

A second double bedroom with a PVCu window to the rear aspect and a neutral carpet.

## **Bathroom**

A modern partially tiled bathroom with vinyl flooring and a PVCu privacy window to the rear aspect. The bathroom includes; a WC, wash basin and bath with overhead shower with a dual functioning waterfall shower with handheld unit. There is a built-in airing cupboard and a chrome towel rail.

## Exterior

Externally this property sits on a large plot. To the front, the property benefits from a patio area and a lawn with surrounding mature shrubs. To the side, there is gated off-road parking for two cars and a garden shed. The rear of the property boasts a large, enclosed lawn with surrounding bushes and a decked area to the bottom of the garden which catches the evening sun. There is also a second garden shed. There are fantastic views to the rear also.

## 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.

