Peter David Properties Ltd

Residential Sales and Lettings

7 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RD

Offers in the region of £250,000

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*THREE BEDROOM SEMI-DETACHED PROPERTY * IDEAL FAMILY HOME * SOUGHT AFTER LOCATION OF BIRCHINGTON * LARGE REAR GARDEN *

Peter David Properties are pleased to present to the open market this THREE BEDROOM Semi-Detached property in the sought after location of Birchencliffe. This is a rare opportunity to purchase and would make an ideal family home for a young and growing family.

This property sits on a large plot and has plenty of open space. Benefiting from TWO SPACIOUS DOUBLE BEDROOMS, TWO LARGE RECEPTION ROOMS, a dining room with a DECKED BALCONY and gas central heating and double glazing throughout.

Briefly comprising of: an entrance hallway, a living room, a dining room and a kitchen. To the first floor there are two spacious double bedrooms, a single bedroom and a house bathroom.

Externally the property has a front garden with a lawn and a tarmac driveway (parking for three cars) leading to steps going down to a paved patio area. Following some maintenance to this rear area, it has the potential to provide a spacious and private garden.

Located in the sought after location of Birchencliffe and just a short drive to the sought after Lindley village, it is perfect location to access surrounding towns and cities such as Brighouse, Huddersfield, Leeds and Manchester via local transport links or the M62 network. There are also a number of excellent schools within close proximity.

Book your viewing today!

Entrance Hallway

A PVCu door with glass PVCu window to the side takes you into the entrance hallway with laminate flooring. Access to living room, dining room and kitchen. Carpeted stairs rise to the first floor accommodation.

Living Room

To the front of the property is this spacious living room with a gas fire on a marble hearth with wood surround taking pride of place. A PVCu bay window to the front aspect.

Dining Room

To the rear of the property is a large dining room with PVCu patio doors leading out to a decked balcony overlooking the rear garden.

Kitchen

A modern kitchen with matching wall and base units, laminate flooring, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of an electric oven, a gas hob and an extractor. There are two free standing spaces for appliances. Benefiting from a useful pantry housing the washing machine. PVCu window to rear and PVCu door to side aspect.

Landing

A carpeted landing with access to all bedrooms, house bathroom and a boarded loft with electrics and a ladder. PVCu window to side elevation.

Bedroom One

To the front is a large double bedroom with PVCu bay window to front aspect.

Bedroom Two

To the rear of the property is a further spacious double bedroom. PVCu window to rear elevation.

Bedroom Three

A single bedroom with PVCu window to front aspect.

House Bathroom

A partially tiled house bathroom comprising of: WC, wash basin, bath with overhead electric shower and glass screen. Benefiting from a chrome towel rail and mirrored cabinet.

Exterior

To the front of the property is a lawned area and a tarmac driveway with parking for three cars leading to the rear. Steps down to a paved patio area and useful storage space under the balcony. There is also a shed with electrics. Further steps lead down to a tiered area and with some maintenance this could have the potential to be a large private garden .

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

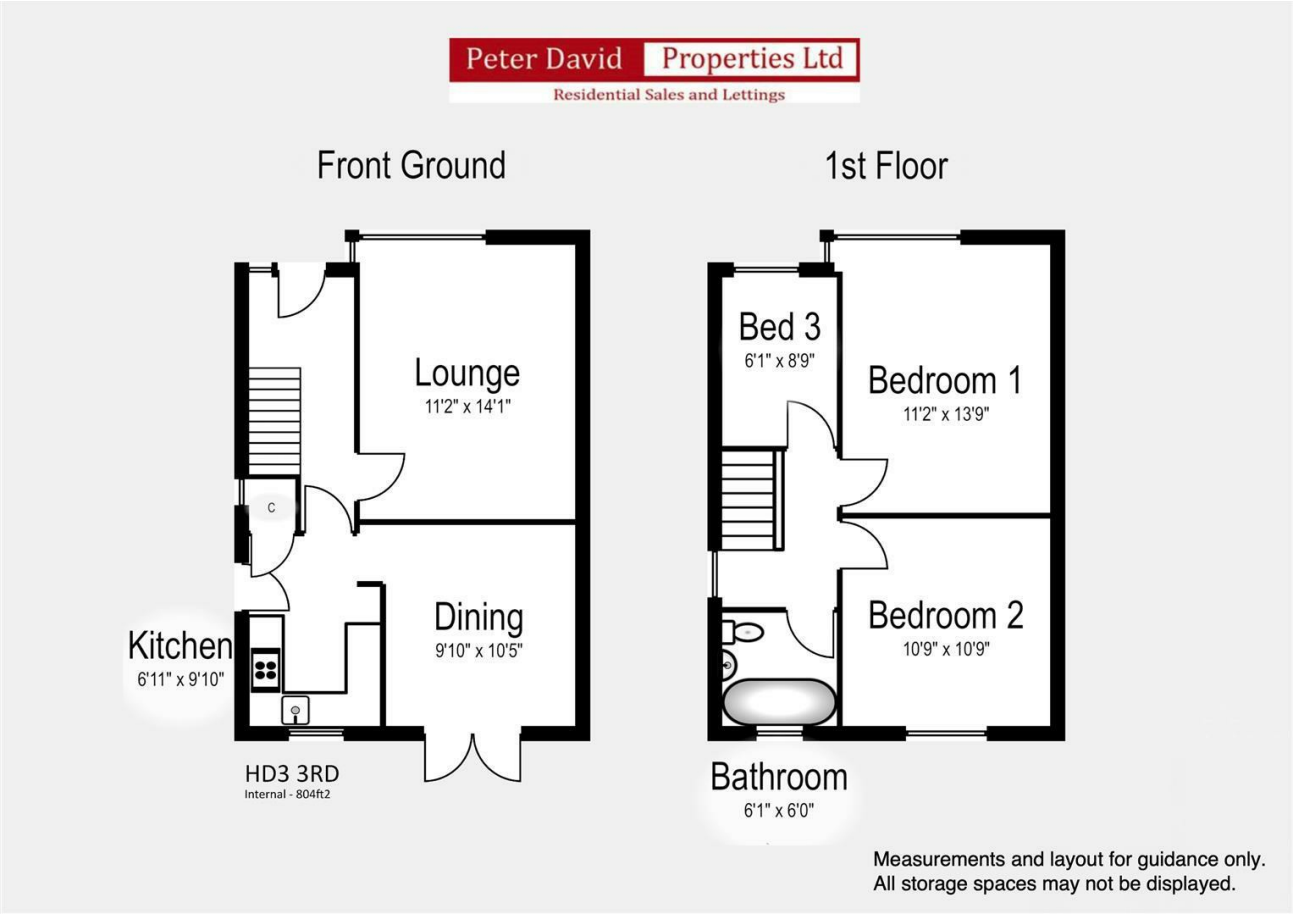
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

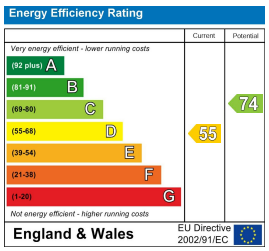
Floor Plan

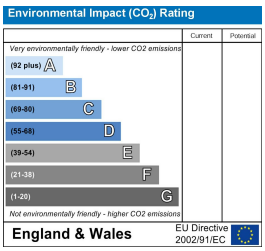


Viewing

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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