Peter David Properties Ltd

Residential Sales and Lettings

16 Weatherhill Crescent

Birchencliffe, Huddersfield, HD3 3QZ

Offers in the region of £310,000

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Ground Floor -

Entrance Hallway
Enter the property through a PVCu front door into a welcoming entrance hallway with carpeted stairs rising to the first floor. The hallway provides access to the living room, kitchen and WC. There is also a radiator and PVCu frosted window next to the front door.

Living Room
A well appointed living room with a large PVCu bay window to the front aspect allowing plenty of natural light. A beautiful, cream fireplace with inset gas fire provides an attractive focal point and an opening leads into the dining room. Additionally there are two radiators.

Dining Room
A spacious dining area with PVCu double doors leading into the rear garden. There is also a serving hatch through to the kitchen and radiator

Downstairs WC
A useful ground floor WC with sink and vinyl flooring and an under stairs storage cupboard.

Kitchen
A well proportioned kitchen with two PVCu windows overlooking the rear garden. This modern kitchen features cream shaker style matching wall and base units, laminate worktops, tiled splash backs, tiled flooring and a stainless steel sink and drainer. Integrated appliances comprise; two ovens, a gas hob and an extractor fan. There is space for an additional freestanding appliance and the kitchen also boasts a large breakfast bar. There is also a radiator.

Utility Room
Located next to the kitchen, this utility room provides additional space for a large fridge/freezer and two further appliances, including plumbing for a washing machine. There are tiles to the floor and walls as well as a laminate worktop and a large wall unit There is a PVCu window to the rear and a PVCu door providing access to the rear garden and radiator. An internal door also leads to the integral garage.

First Floor -

Landing
A spacious landing area providing access to all bedrooms, house bathroom and shower room. There is also a loft hatch with a drop down ladder leading to a partially boarded loft space.

Master Bedroom
A Master Bedroom with a large PVCu window to the front aspect and radiator. There are also floor to ceiling fitted wardrobes providing plenty of storage space.

En-suite
An en-suite shower room comprising; a WC, hand basin and shower cubicle. There are vinyl tiles to the floor,a tiled splash back to the wash basin and acrylic paneling to the shower area. Additionally there are two PVCu privacy windows to the side aspect, a chrome towel rail and extractor fan.

Bedroom Two
A double bedroom with a PVCu window to the front elevation and radiator.

Bedroom Three
A double bedroom with a PVCu window to the rear aspect, radiator and a built-in storage cupboard.

Bedroom Four
A fourth double bedroom with a PVCu window to the rear, radiator and a built-in double wardrobe.

Bedroom Five
A single bedroom with a PVCu window to the front aspect, radiator and a useful built-in storage cupboard over the stairs.

House Bathroom

A fully tiled family bathroom with a three piece suite comprising; a WC, a glass wash basin and a bath with a mixer tap and shower attachment. There is a PVCu privacy window to the rear aspect and a chrome towel rail.

Shower Room

A separate shower room with a shower cubicle with tiled surround and tiled flooring. There is also a chrome towel rail.

External

Externally the property benefits from a paved driveway to the front with parking for up to three cars leading to a large integral garage. To the rear there is an enclosed garden with a paved area, decking and various flower beds. There is also a useful small storage box. To the side of the property is a pleasant lawn with surrounding planters and a raised decked area, perfect for relaxing on or entertaining guests.

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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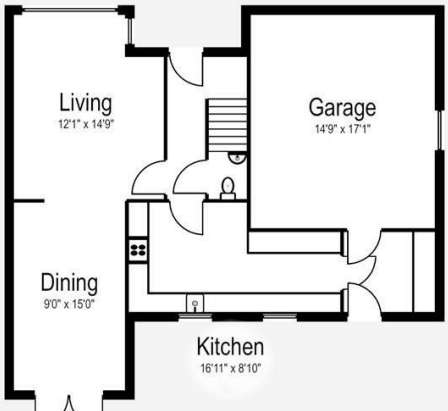
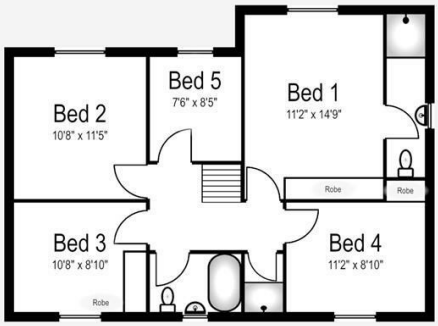
Front Ground



1st Floor



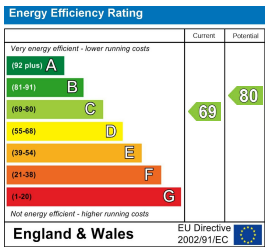
HD3 3QZ
Internal - 1521ft2
External - 1708ft2
Overall - 27.18yd x 10.33yd

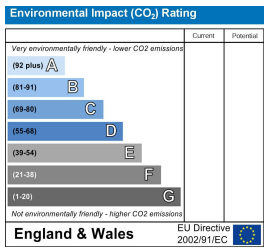
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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