

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 93 Yew Tree Road

Birchencliffe, Huddersfield, HD3 3QR

Offers over £195,000



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## Entrance Hallway

Access the property via a PVCu door into a carpeted hallway with stairs rising to the first floor accommodation and an internal door providing access to the living room.

## Living Room

A spacious living room with a PVCu window to the front aspect and a grey carpet. The room features an electric stove set on a stone fireplace with stone surround. An internal door leads into the kitchen/diner.

## Kitchen/diner

Set at the rear of the property is this modern kitchen with grey matching wall and base units, laminate work surfaces, tiled splash backs and tile effect vinyl flooring. Integrated appliances comprise of; an electric oven, a gas hob and an extractor fan. There is also space for a fridge freezer. The kitchen benefits from a stainless steel sink and drainer and a built-in breakfast bar with two stools. There is a PVCu window and a PVCu door leading to the rear garden.

## Utility Room

Located off the kitchen is this handy utility space with plumbing for a washing machine and space for an additional appliance. There is laminate flooring and a PVCu window to the rear.

## Downstairs WC

A useful ground floor WC comprising of a WC and wash basin. Laminate flooring flows throughout.

## Landing

A spacious, carpeted landing area providing access to all bedrooms and the house bathroom. There is also a loft hatch leading to a partially boarded loft space.

## Bedroom One

A generous master bedroom with a PVCu window to the front aspect allowing plenty of natural light to flow in. A neutral carpet flows throughout.

## Bedroom Two

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

## Bedroom Three

A single bedroom with a PVCu window to the front aspect and a neutral carpet. The room also benefits from built in shelves with hanging rails.

## Bathroom

A fully tiled house bathroom with vinyl floor tiles and a PVCu privacy window to the rear elevation. The bathroom comprises; a WC and wash hand basin set in a vanity unit with cupboard and a bath with overhead electric shower.

## Exterior

Externally the property benefits from a large, enclosed garden to the rear with a patio area, a large lawn and a graveled area. To the front is a tarmac driveway providing off-road parking for two cars.

For information only the bottom part of the garden is leased off Kirklees council and is £25 per year.

## 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.

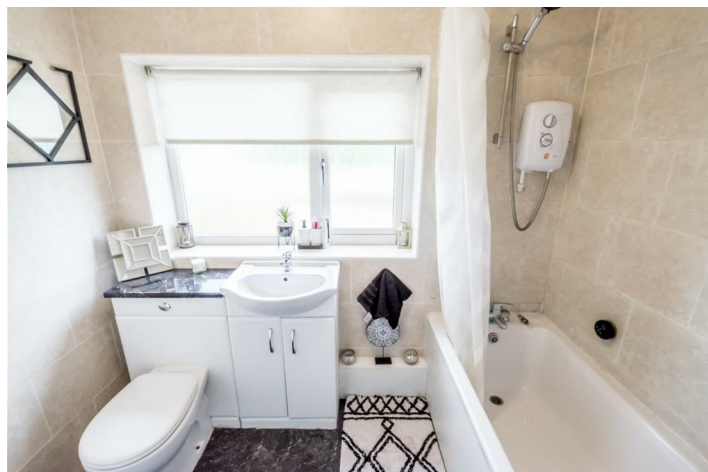
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

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## Road Map



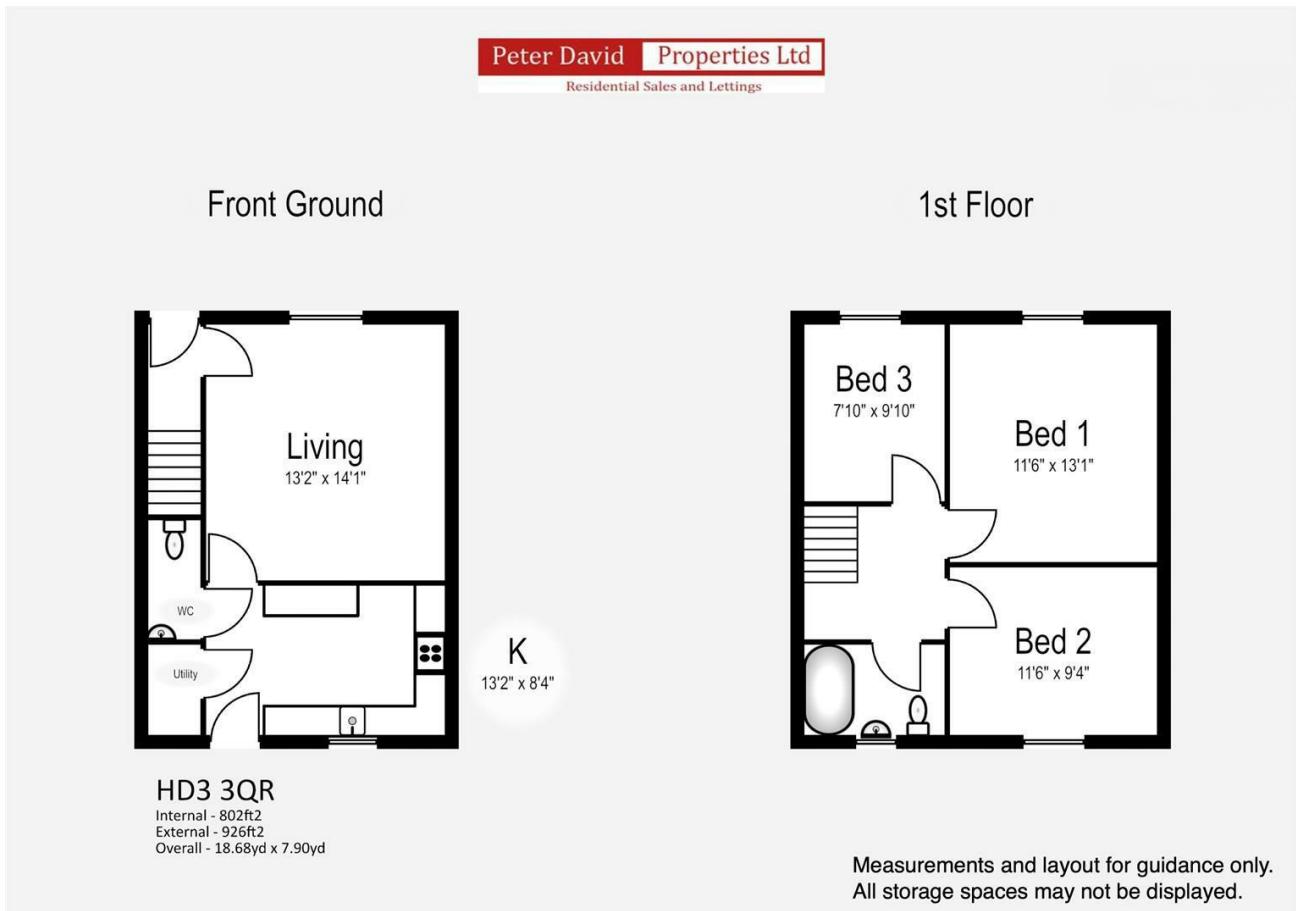
## Hybrid Map



## Terrain Map



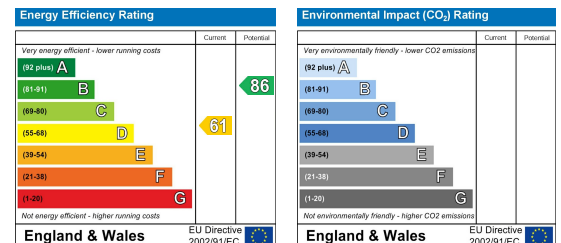
## Floor Plan



## 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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