

Peter David

Properties Ltd

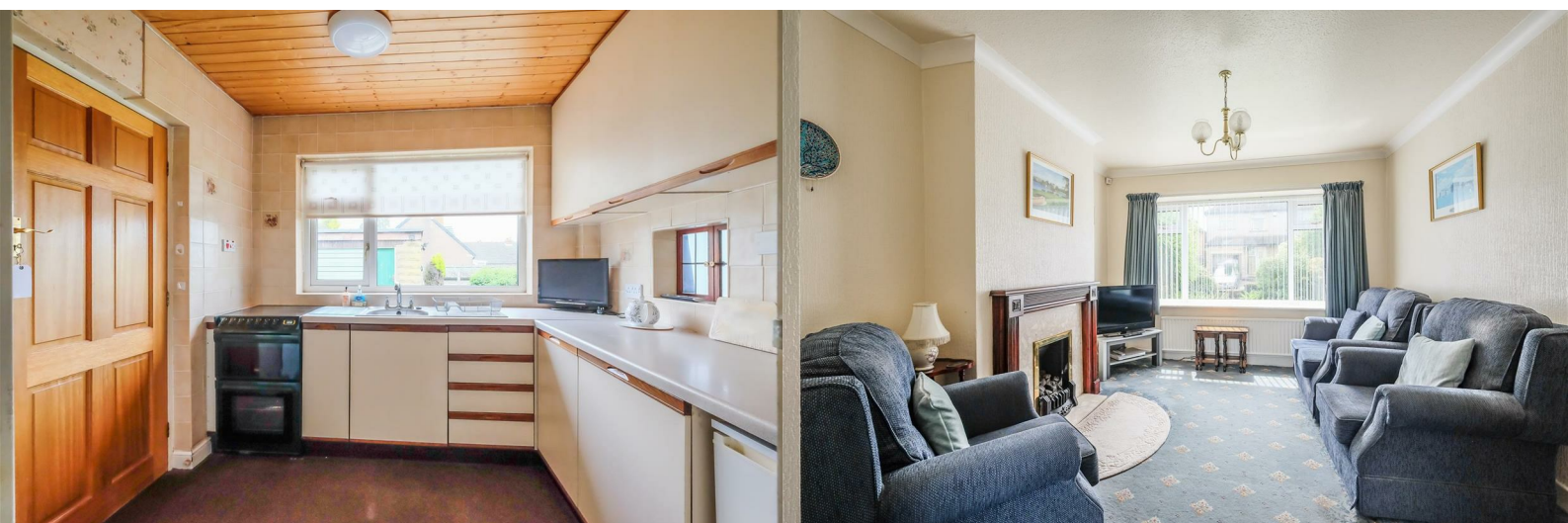
Residential Sales and Lettings



## 30 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RD

Offers over £200,000



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## Entrance Hallway

Enter the property via a PVCu door with privacy window to the side into the carpeted hallway. Access to living/dining room and kitchen. Stairs rise to first floor accommodation.

## Living/Dining Room

An open plan living dining room with a gas fire on a marble hearth with wood surround taking pride of place. PVCu window to front aspect. An archway through to the dining room and a PVCu window to rear garden.

## Kitchen

To the rear of the property is the kitchen with matching wall and base units, laminate work surfaces, tiled splashbacks and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There is a free standing double electric oven with an electric hob and one free standing space for an appliance. Benefitting from a walk in storage cupboard. Access to the utility.

## Utility

Steps lead down to this useful partially tiled utility with plumbing for a washing machine, space for another appliance and also housing the boiler which was recently fitted in 2022. An integral door leads into the garage and a wooden door with wooden window leads out to the rear patio area.

## Landing

A landing with a PVCu privacy 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 wardrobes. PVCu window to front elevation.

## Bedroom Two

To the rear is a second double bedroom with fitted wardrobes. PVCu window to rear elevation

## Bedroom Three

A single bedroom with storage cupboard and PVCu window to front aspect.

## House Bathroom

A fully tiled house bathroom comprising of: WC, wash basin and bath with overhead electric shower and glass screen. PVCu privacy window to rear aspect.

## Exterior

To the rear of the property is a private and enclosed garden with two paved patio areas, a lawn with herbaceous borders and a spacious workshop (could be used for a variety of purposes). To the front is a decorative paved driveway (parking for one car) leading to an integral garage and a lawn with herbaceous borders.

## Workshop

A spacious workshop, which could be used for a variety of purposes.

## 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

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