

Peter David

Properties Ltd

Residential Sales and Lettings



## 45 Weatherhill Road

Birchencliffe, Huddersfield, HD3 3RA

Offers in the region of £375,000



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## Entrance Hallway

Enter the property via a PVCu door onto coir matting. The hallway benefits from built in storage cupboards and provides access to all ground floor rooms and stairs rise to first floor accommodation.

## Living Room

A spacious living room benefitting from an electric fire on a marble hearth with marble surround taking pride of place. A PVCu window to front aspect provides plenty of natural light.

## Kitchen/Diner

Set to the rear of the property is this extended kitchen/diner, truly the hub of the home. The kitchen has luxury vinyl wood effect flooring, cream matching wall and base units, wood effect laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of; an eye level electric oven and grill, a four ring gas hob, an extractor, a dishwasher, a fridge freezer and a stainless steel sink and drainer under a PVCu window to the rear aspect. A large island with overhead spotlight lighting and undercounter cupboards providing an abundance of extra storage. The dining area is large enough to accommodate a dining table that can seat a family, along with additional seating for guests. Patio doors to the side aspect open out to the garden.

## Bedroom Two

A spacious double bedroom with a PVCu window to the front aspect.

## Bedroom Three

A further spacious double bedroom or can be utilised as a second reception room. Patio doors open out to the rear garden.

## House Bathroom

A well presented house bathroom with vinyl flooring and laminate splashbacks. The bathroom comprises of: A WC, a corner shower cubicle, a ceramic sink with storage beneath. Benefitting from a chrome towel rail and PVCu privacy window to the rear.

## Landing

Carpeted stairs rise to the first floor accommodation. Benefitting from storage cupboards, with light flowing in from a privacy PVCu to the side aspect.

## Master Bedroom

A large tastefully decorated master bedroom with a generously sized storage cupboard. Velux windows to the front and rear aspect allow for an abundance of natural light.

## En-suite

A great sized modern en-suite with laminate flooring and tiled splashbacks. Comprising of: a ceramic sink, WC and a bath. PVCu velux window.

## Exterior

To the rear is a private and enclosed garden with a decorative stone patio area and a lawn with herbaceous borders. To the front is a further garden with herbaceous borders and a tarmac driveway with off road parking for two cars leading to a single detached garage with an electric door.

## 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.

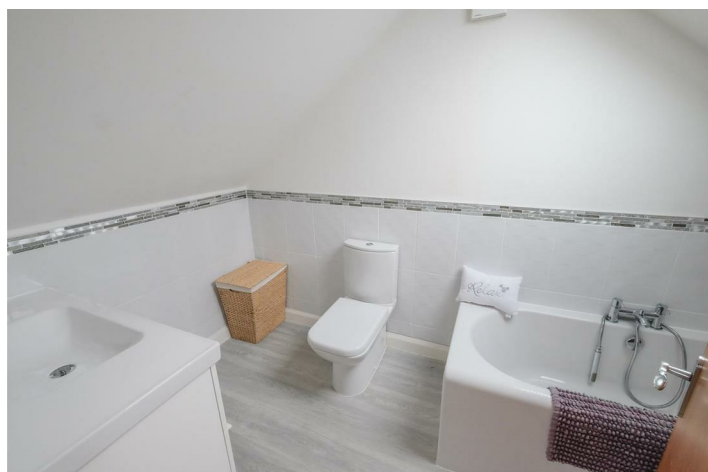
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



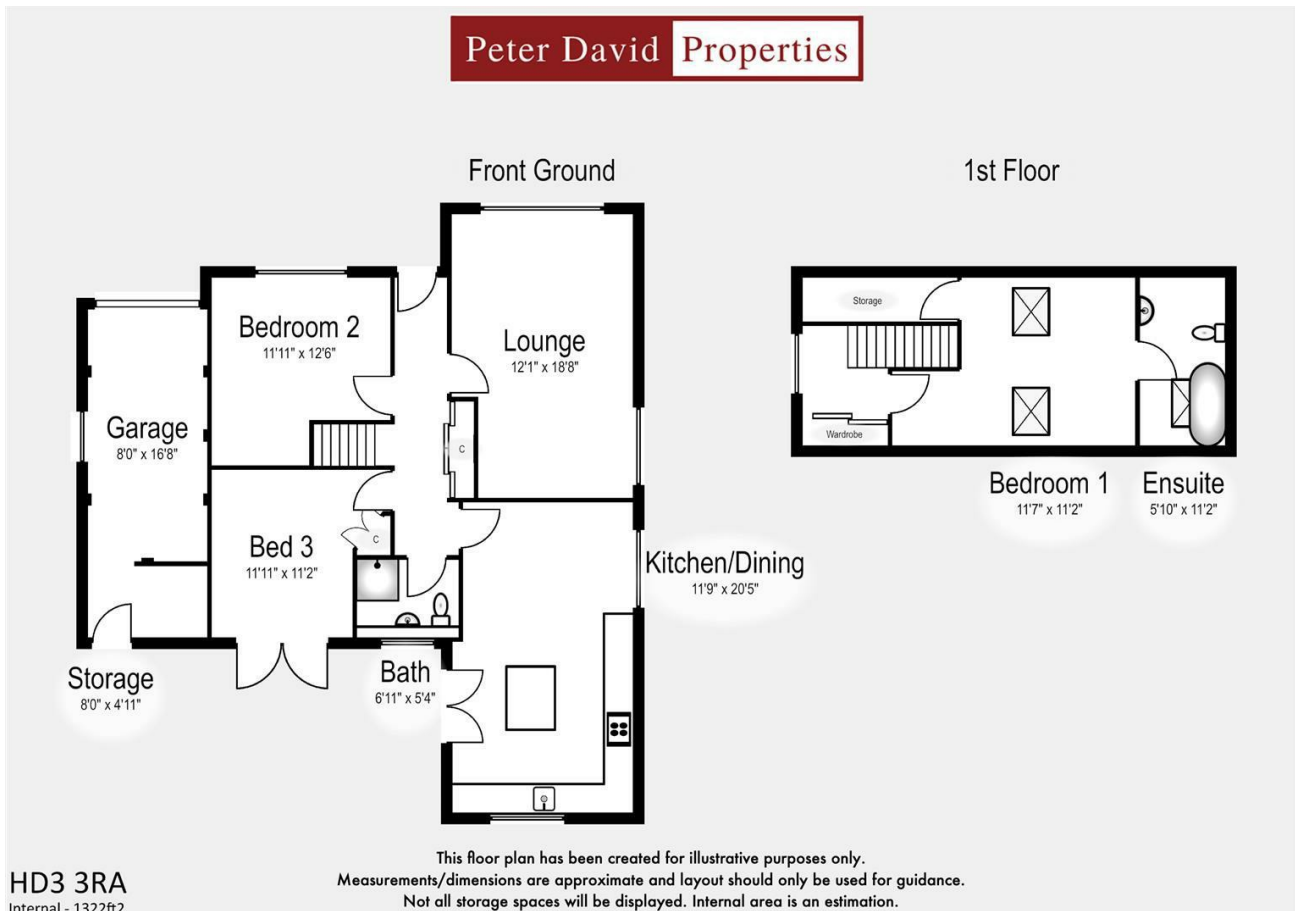
## Hybrid Map



## Terrain Map



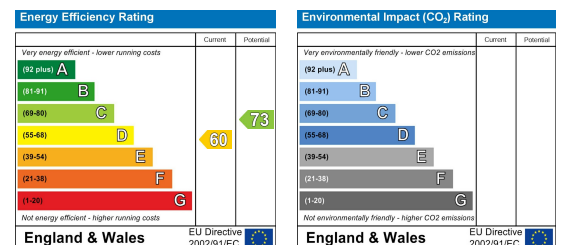
## Floor Plan



## 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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