Peter David Properties Ltd

Residential Sales and Lettings

62 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RB

Offers in the region of £189,950

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Entrance Hallway
Enter the property through a PVCu door with glass side panel into a light and spacious hallway. Neutral carpet flows throughout the property. Access to living/dining room, kitchen and stairs rising to first floor accommodation.

Living/Dining Room
A dual aspect living/dining room providing plenty of natural light through a PVCu window to front and rear. Taking pride of place there is a gas fire on a marble hearth and wood surround.

Kitchen
A luxury, 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, an extractor, a fridge/freezer, a dishwasher, a washing machine and a wine cooler. Benefiting from a matching ceramic sink and drainer, a large PVCu window to the rear and PVCu door to the side entrance.

Landing
Neutral carpet flows up the stairs and throughout the first floor accommodation. PVCu privacy window to side elevation and access to bedrooms and house bathroom.

Master Bedroom
A large and bright double bedroom with floor to ceiling fitted wardrobes providing ample storage space. Two PVCu windows to front elevation.

Bedroom Two
A second double bedroom with PVCu window to rear elevation.

House Bathroom
A stylish and modern fully tiled bathroom with ceramic tiled flooring. Comprising of: WC, hand basin and bath with overhead rain head shower. PVCu privacy window to rear elevation.

Exterior
Externally the property benefits from a driveway providing access to a single detached garage and parking for up to two cars. There is a garden to the front with a block paved patio and mature shrubs, and to the rear a tiered garden with two patio areas and an abundance of mature trees and shrubs.

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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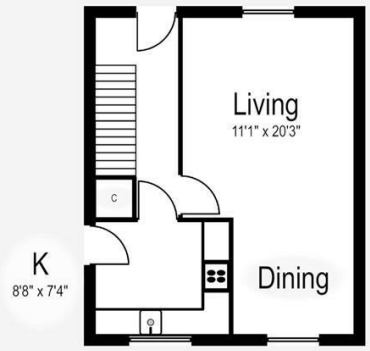
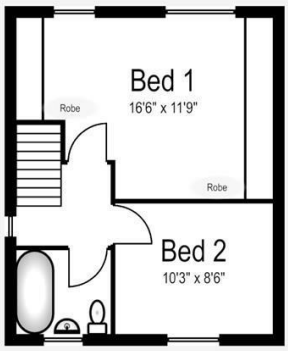
Front Ground



1st Floor



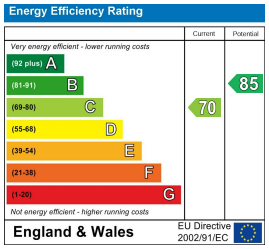
HD3 3RB
Internal - 815ft2
External - 968ft2
Overall - 21.89yd x 7.16yd

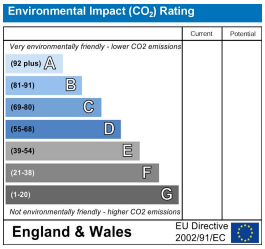
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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