Peter David Properties Ltd

Residential Sales and Lettings

40 Corby Street

Birkby, Huddersfield, HD2 2SE

Offers over £70,000

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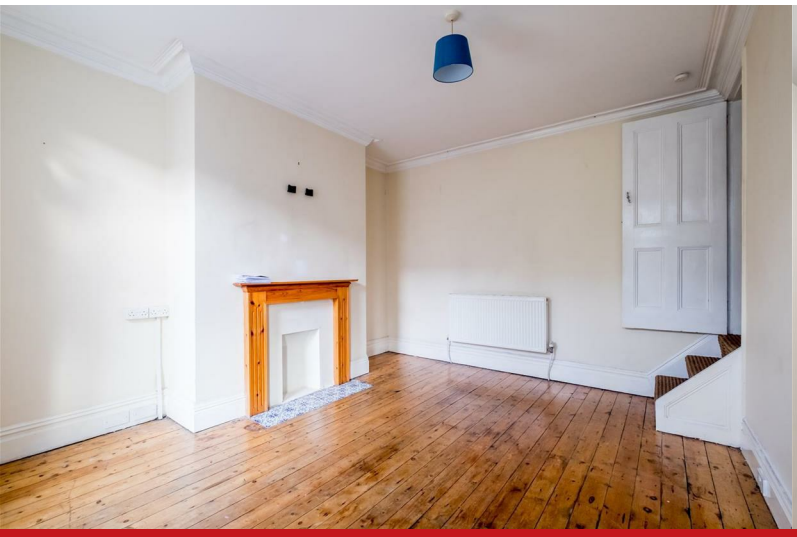

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Ground Floor -

Front porch
PVCu entrance porch with PVCu front door and concrete flooring.

Living Room
A PVCu front door leads into a spacious living room with original wooden floorboards There is a wooden fire surround with a tiled hearth. PVCu window to front aspect and stairs leading to first floor.

Second Reception Room
A second reception room which could serve a number of purposes (office or playroom). Stairs lead own to the lower ground floor kitchen. There is a PVCu window to front and built in shelves to the alcove.

Lower Ground Floor -

Kitchen
A large kitchen/diner with vinyl flooring, light wooden wall and base units, grey mottled laminate worktops and a stainless steel sink and drainer. Integrated appliances comprise; oven, gas hob and extractor fan. There is a PVCu window to front aspect and additionally there are two separate rooms under the stairs providing useful storage options and plumbing for a washing machine.

First Floor -

Landing
Landing area providing access to Bedroom One, Bathroom and staircase leading to Bedroom Two.

Bedroom One
A spacious double bedroom with PVCu window to front aspect. Benefiting from a storage cupboard which houses the boiler and an original cast iron fireplace to the chimney breast.

Bathroom
A spacious partially tiled bathroom with tile effect vinyl flooring and a white three piece suite comprising: a WC, sink and bath with shower overhead. There is a large PVCu window to front and a large storage cupboard.

Second Floor -

Bedroom Two
A second double bedroom with original wooden floorboards, Velux roof window and under-eaves storage.

External
Externally to the front there is paved garden with surrounding borders.

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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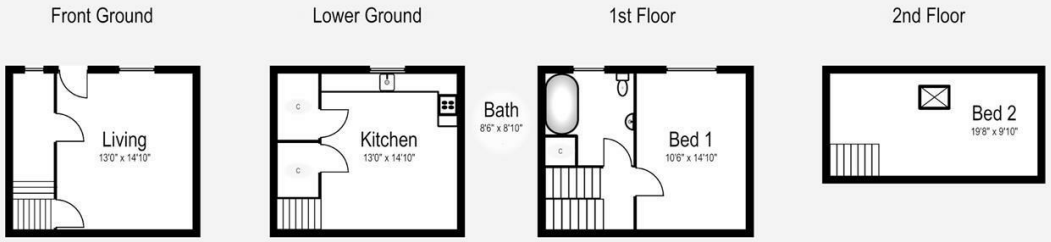


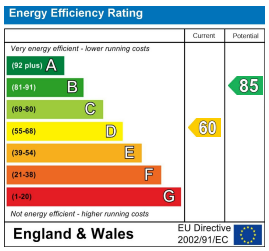
HD2 2SE
Internal - 983ft2
External - 1180ft2
Overall - 32.45yd x 5.35yd

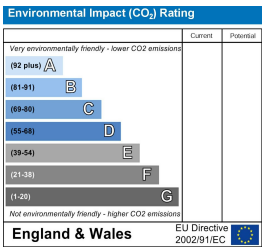
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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