

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1 Yew Tree Road

Birchencliffe, Huddersfield, HD3 3QT

Offers in the region of £140,000



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## Entrance Porch

A useful PVCu porch with vinyl floor and full length glass side panels to three sides and a PVCu door.

## Entrance Hallway

Access via a PVCu door into the hallway with stairs rising to first floor accommodation. Access to living room

## Living Room

A spacious living room with gas fire set on a marble hearth with wood surround. PVCu window to front aspect.

## Kitchen Diner

To the rear of the property is the kitchen diner with matching wood effect wall and base units, vinyl flooring, tiled splashback and laminate work surfaces. There is a free standing gas oven with gas hob, an extractor and two free standing spaces one with plumbing for a washing machine. A stainless steel sink and drainer with PVCu window overlooking the garden and a PVCu door leading out to the rear. Benefiting from large walk in pantry providing ample storage and space for a dining table.

## Landing

Carpeted stairs rise to the first floor accommodation with PVCu window to side aspect. Access to all bedrooms and house bathroom.

## Bedroom One

A spacious double bedroom with fitted wardrobes and drawers. Twin PVCu window to front elevation.

## Bedroom Two

A further double bedroom with PVCu window to rear elevation.

## House Bathroom

A fully tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin and bath with overhead shower and glass folding screen. PVCu privacy window to rear elevation.

## Exterior

To to the rear of the property there is a paved patio and decorative gravelled area. To the front there is parking for one car, steps rise to a paved patio area and further gravelled areas.

## 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



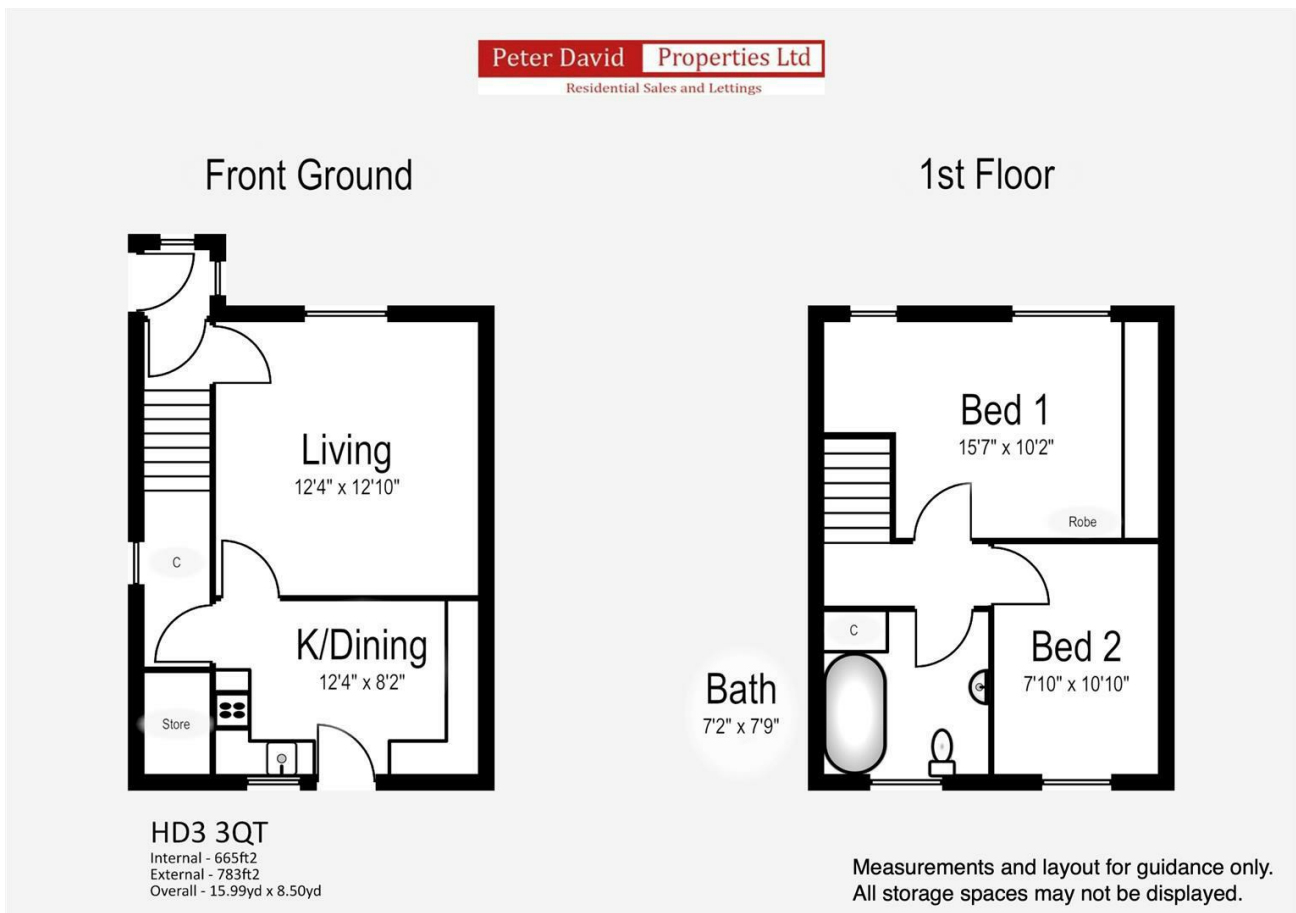
## Hybrid Map



## Terrain Map



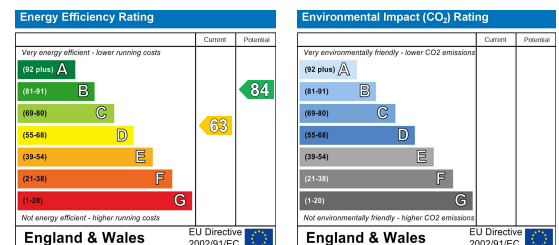
## Floor Plan



## 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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