

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 46 Ainley Road

Birchencliffe, Huddersfield, HD3 3QX

Price guide £129,950



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## Entrance Porch

Enter through a PVCu door into this entrance porch with stairs rising to first floor accommodation. Providing access to the living room.

## Living Room

A modern and well presented living room with wood laminate flooring. Large PVCu window to front aspect.

## Kitchen

Set to the rear of the property this modern kitchen/diner provides views into the rear garden.. The kitchen has matching wall and base units, white speckled effect laminate work-surfaces, tiled splash-backs and vinyl wood effect flooring. Integral appliances include; an electric oven, a gas hob with extractor, a ceramic sink and drainer and space for a free-standing appliance. There is ample space for a dining table. Also benefiting from a large storage/pantry cupboard with plumbing for washing machine. Two PVCu windows to rear aspect.

## Landing

Providing access to both bedroom and house bathroom.

## Master Bedroom

A generous sized double bedroom with dual PVCu windows overlooking the front elevation.

## Bedroom Two

A second double bedroom with laminate wood effect flooring. PVCu window to rear elevation.

## House Bathroom

An impressive fully tiled modern bathroom with three piece suite comprising: a WC, a wash basin, an

L-shaped bath with overhead rain shower and glass screen. Also featuring a chrome towel rail, a vinyl tiled effect flooring and PVCu privacy window to the rear.

## Exterior

Externally the property benefits from gravelled driveway with parking for one car. To the rear of the property there is a large private garden with patio, grassed area and garden shed.

## 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



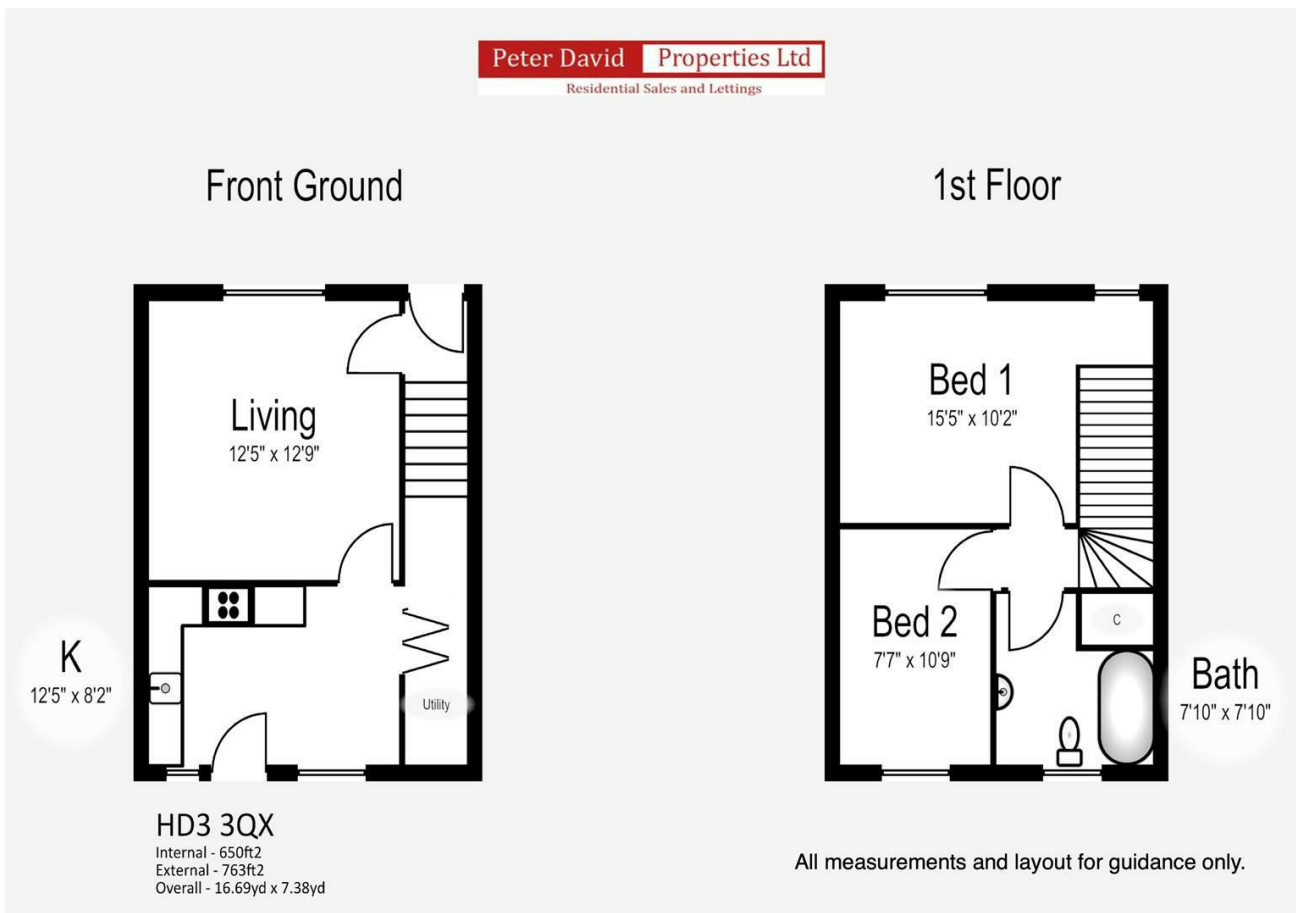
## Hybrid Map



## Terrain Map



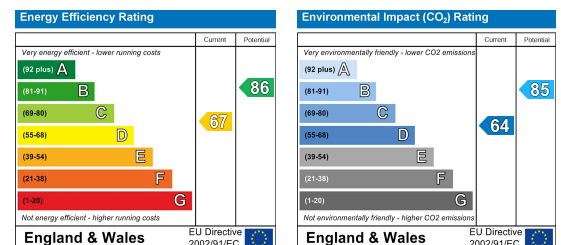
## Floor Plan



## 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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