

# Peter David

# Properties Ltd

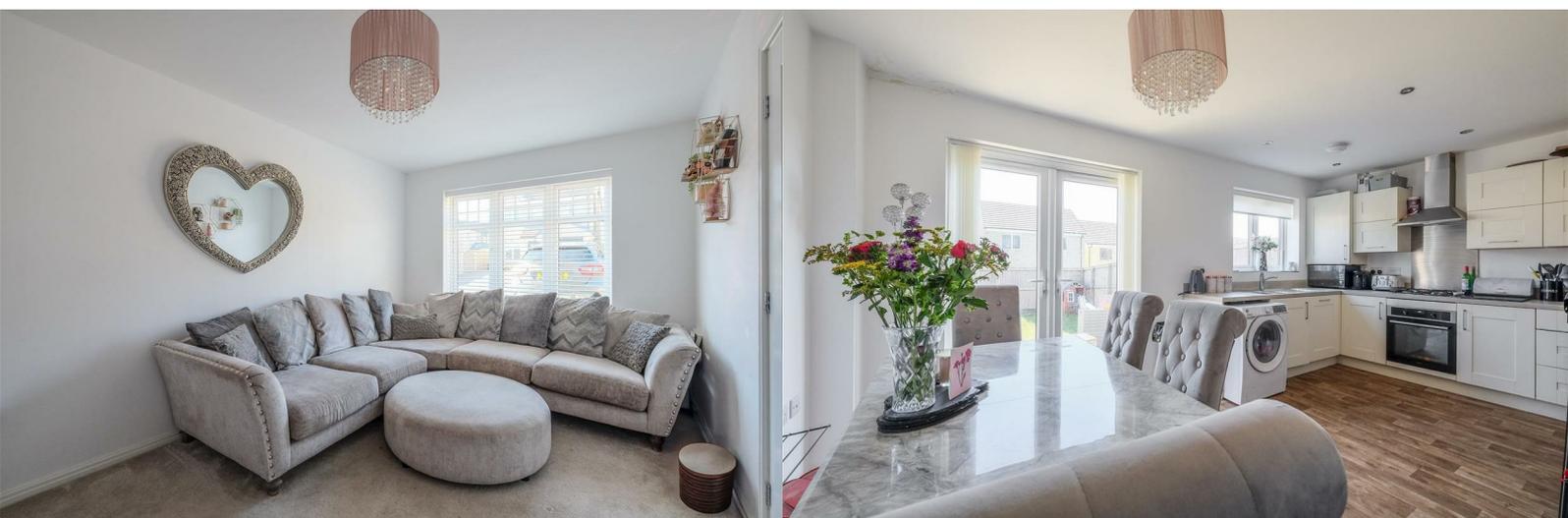
Residential Sales and Lettings



## 27 Forest Court

Birchencliffe, Huddersfield, HD2 2FY

Offers in the region of £275,000



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## Entrance Hallway

Enter the property via a composite door into the hallway with laminate wood effect flooring. Stairs rise to the first-floor accommodation. Access to the living room, kitchen/diner and ground floor WC.

## WC

A ground floor WC with vinyl flooring. Comprising of: a WC and a wash basin with tiled splashback. PVCu privacy window to rear elevation.

## Living Room

A stylish neutrally carpeted living room. PVCu window to front aspect.

## Kitchen/Diner

A large and modern kitchen/diner with laminate flooring, matching cream wall and base units and laminate worksurfaces. Integrated appliances comprise of: an electric oven, a four ring gas hob with a stainless-steel splashback, a fridge freezer, an extractor and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. There is one free standing space with plumbing for a washing machine. PVCu patio doors lead out to the rear garden.

## Landing

Carpeted stairs rise to first floor accommodation. Access to all first floor rooms.

## Bedroom One

A spacious neutrally decorated double bedroom with fitted wardrobes. A PVCu window to front aspect.

## Bedroom Two

A second spacious double bedroom with neutral

carpet throughout. PVCu window to the front elevation

## Bedroom Three

A single bedroom with neutral carpet. PVCu window to front elevation.

## Bathroom

A partially tiled bathroom with vinyl flooring. Comprising of a WC, a modern integrated wash basin with vanity unit and a bath with overhead shower. Benefiting from a useful storage cupboard and PVCu privacy window to rear.

## Exterior

To the rear of the property is a private and enclosed garden with a lawn and a stone paved pathway leading down the side of the property. To the front of the property is a stone paved pathway, a lawn and a block paved driveway with parking for two cars.

## Mortgages (Paragraph)

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 (Paragraph)

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.



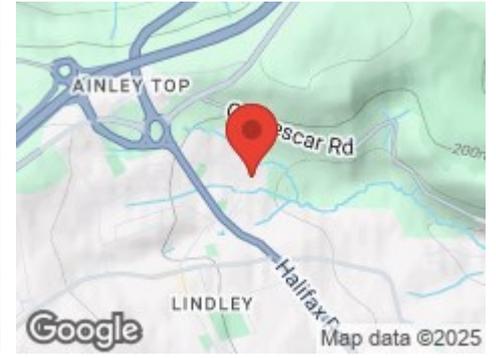
## Road Map



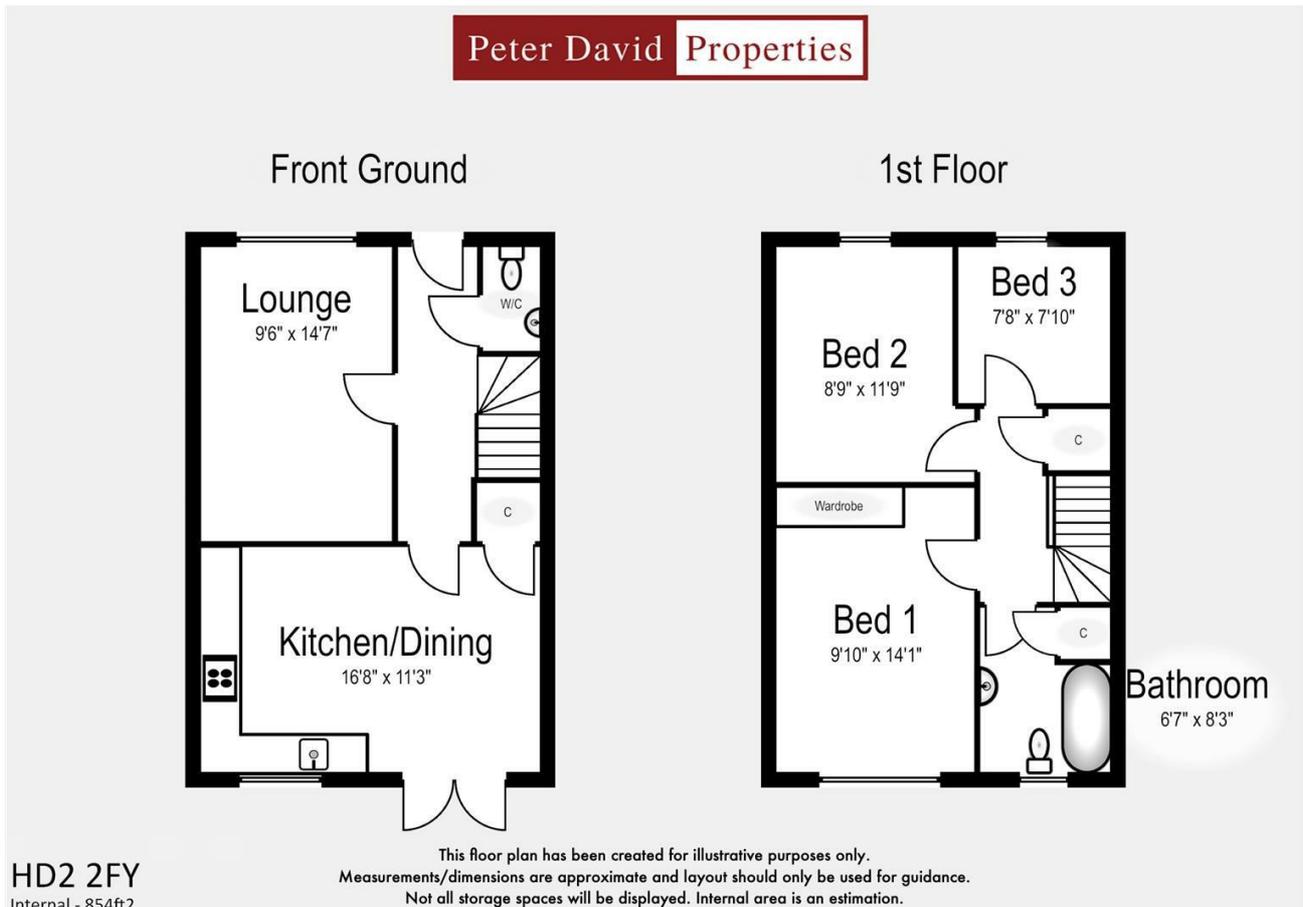
## Hybrid Map



## Terrain Map



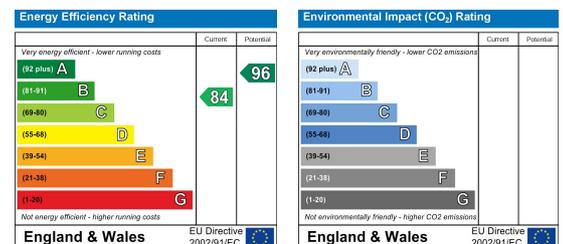
## Floor Plan



## 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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