



Flat 12, 81A Halifax Road

Birchencliffe, Huddersfield, HD3 3BR

£120,000



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Entrance Hallway

Enter the property through a solid wood door. This entrance hallway provides access to all rooms. There are two useful storage cupboards and a brand new neutral carpet flows throughout.

Kitchen/Living Room

A spacious open plan kitchen and living room with a Juliette Balcony to the front elevation and PVCu window to the front. The kitchen has matching wood effect wall and base units, laminate worktops, tiled splash backs and a stainless steel sink and drainer. Integrated appliances comprise of; an electric oven and gas hob, an extractor fan, a dishwasher and also an undercounter fridge and freezer. There is also plumbing for a washing machine.

Bedroom One

A generous double bedroom with brand new carpet and a PVCu to rear aspect.

Bedroom Two

A single bedroom with a brand new carpet and PVCu to rear. This could be a useful office space too.

House Bathroom

A modern, partially tiled bathroom comprising of a WC, hand basin and bath with overhead shower and a separate shower cubicle. Featuring a radiator and laminate flooring.

Exterior

To the rear is a private car park which provides one allocated parking space. There are also visitor parking spaces which require a permit.

Furniture

The property has recently been furnished and the current owner is open to selling these items with the apartment.

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



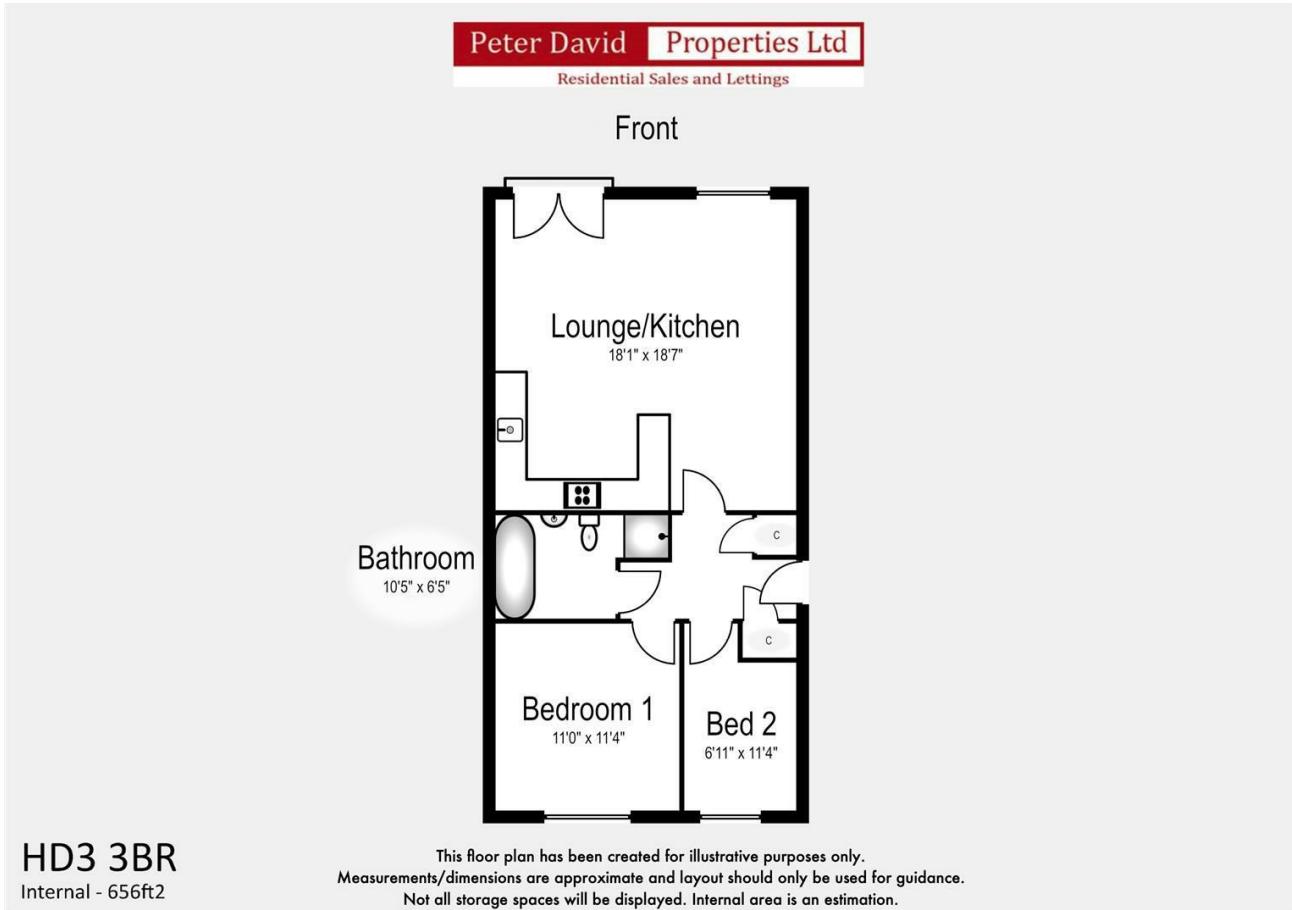
Hybrid Map



Terrain Map



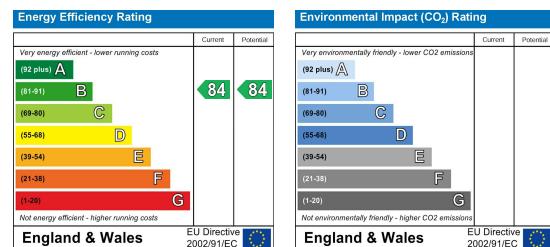
Floor Plan



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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