Peter David Properties Ltd

Residential Sales and Lettings

45 Ainley Road

Birchencliffe, Huddersfield, HD3 3QX

Offers over £150,000

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Entrance Hallway
Enter the property through a PVCu front door with stairs rising to the first floor and an internal door providing access to the living room.

Living Room
A well presented living room with a PVCu window to the front aspect and a marble effect fireplace housing an inset gas fire. A grey carpet flows throughout and an internal door leads into the kitchen/diner.

Kitchen/Diner
A modern kitchen diner with grey gloss matching wall and base units, wood effect laminate worktops and a laminated splash back. There is wood effect vinyl to the floor and a stainless steel sink and drainer. Integrated appliances comprise; an electric oven, a ceramic hob and an extractor fan, there is also space for a further two freestanding appliances. Additionally the kitchen has ample space for a dining table and there is a PVCu window to the rear aspect and a PVCu door providing access to the rear garden.

Pantry
Located off the kitchen is this useful pantry which provides additional storage space. There is a PVCu window to the side aspect.

Landing
A carpeted landing providing access to all bedrooms and the bathroom. There is a small loft hatch and a PVCu window to the side aspect.

Bedroom One
A spacious master bedroom with two PVCu windows to the front aspect allowing plenty of natural light. A neutral grey carpet flows throughout.

Bedroom Two
A second double bedroom with a PVCu window to the rear aspect and a grey carpet.

Bathroom
A modern bathroom with vinyl flooring and acrylic paneling around the bath/shower area. The bathroom includes; a WC, wash basin and bath with overhead shower with a dual functioning waterfall shower with handheld unit. There is a PVCu privacy window to the rear aspect and a mirrored cabinet to the wall.

Exterior
To the front, the property benefits from an elevated lawn with surrounding borders. Steps and a pathway lead up to the front door and access to the rear garden can also be gained around the side of the property. The rear of the property boasts an enclosed space with a decked area, a lawn and a garden shed. There is also an integral store housing the boiler and plumbing for a washing machine.

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.

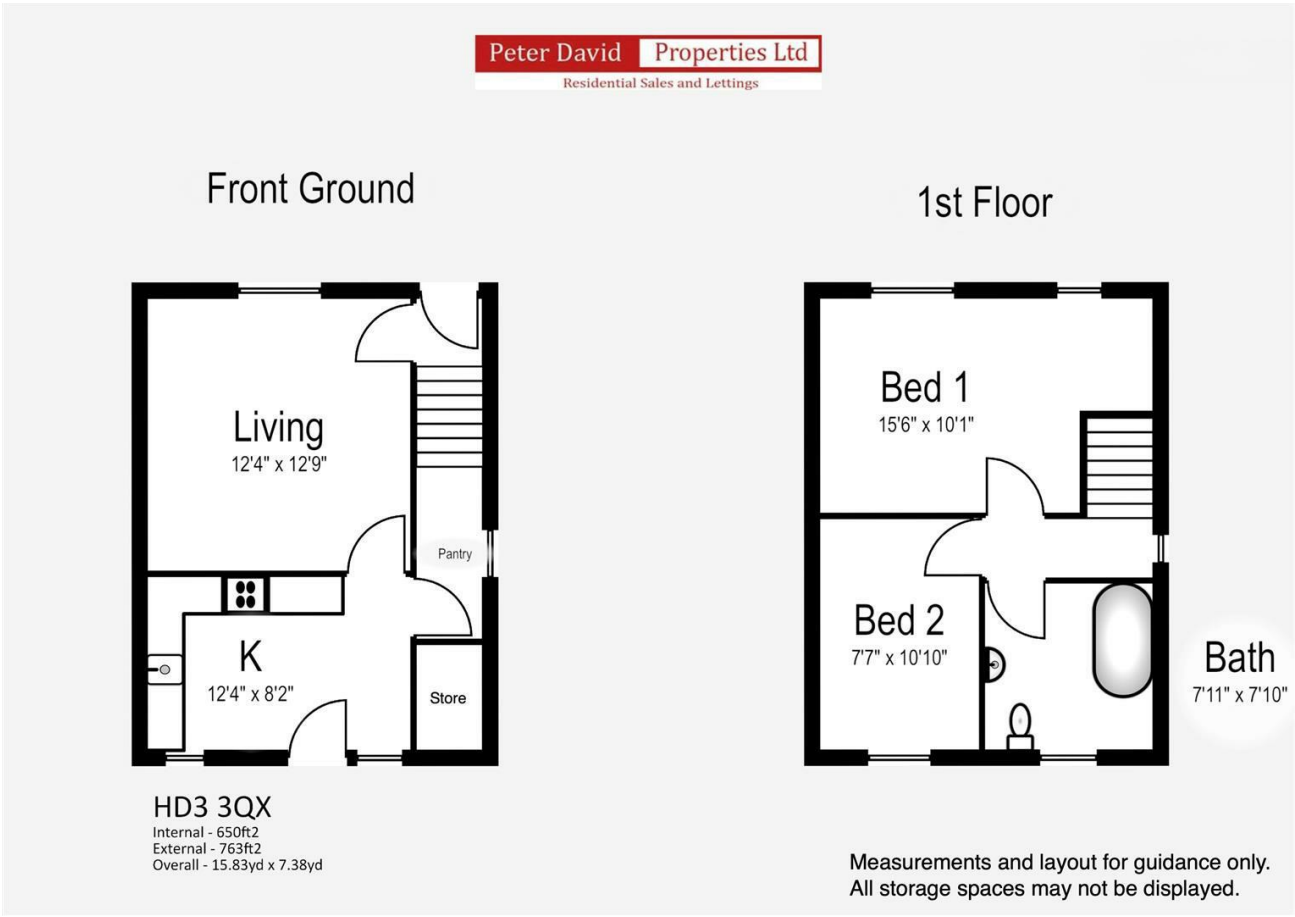
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

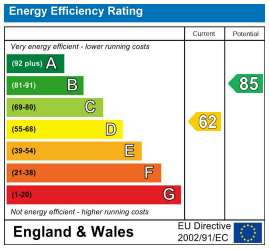
Floor Plan

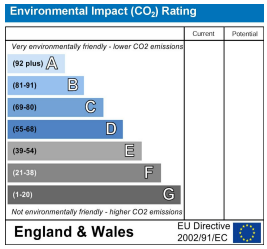


Viewing

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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