Peter David Properties Ltd

Residential Sales and Lettings

12 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RD

Offers over £275,000

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Entrance Hallway
Enter the property through a composite front door with two frosted glass panels to each side into a welcoming entrance hallway, which provides access to the living room, kitchen/diner and there are stairs rising to the first floor accommodation. There are ornate grey vinyl tiles to the floor.

Living Room
A well-appointed living room extending the length of the property with a PVCu window to the front aspect and double PVCu doors to the rear. Laminate flooring flows throughout and a gas fire with a wooden surround provides an attractive focal point. There are two modern light fittings which give the room a contemporary feel.

Kitchen/Diner
A modern kitchen/diner with sage green gloss matching wall and base units, wooden work tops and tiled splash-backs. Integrated appliances comprise; an oven, a combination/microwave oven, an induction hob, an extractor fan and a dishwasher. There is also plumbing for a washing machine, space for a fridge/freezer and a freestanding condensing tumble dryer. There is a stainless sink and drainer in front of the PVCu window overlooking the rear garden, there is an additional PVCu window to the dining area along with double PVCu doors leading out to the rear garden. Laminate flooring flows throughout and there is ample space for a dining table. There are spotlights to the kitchen area and a stylish drop down light fitting to the dining area. Access to the integral single garage is via an internal door from the kitchen.

Landing
A spacious landing providing access to all the bedrooms and the house bathroom. There is a beige carpet which flows throughout and a loft hatch opens up to a fully boarded loft space.

Master Bedroom
A well presented, spacious master bedroom with a luxurious deep pile carpet and a built in storage cupboard. There are two PVCu windows to the front elevation.

Bedroom Two
A second double bedroom with a PVCu window to the rear aspect. A neutral carpet flows throughout.

Bedroom Three
A third double bedroom with a PVCu window to the front elevation and a beige carpet.

Bedroom Four
A single bedroom currently used as an office with a PVCu window to the rear and a neutral carpet.

House Bathroom
A newly fitted, modern house bathroom comprising; a concealed cistern WC, a wash basin set in a vanity drawer unit, a bath and a large shower enclosure with a dual handheld and large rainfall shower. This luxurious fully tiled bathroom also feattures ceramic grey floor tiles and there is a PVCu privacy to the rear aspect.

Exterior
Externally the property benefits from a large and enclosed garden to the rear featuring a lawn, a garden shed and a spacious decked area, perfect for

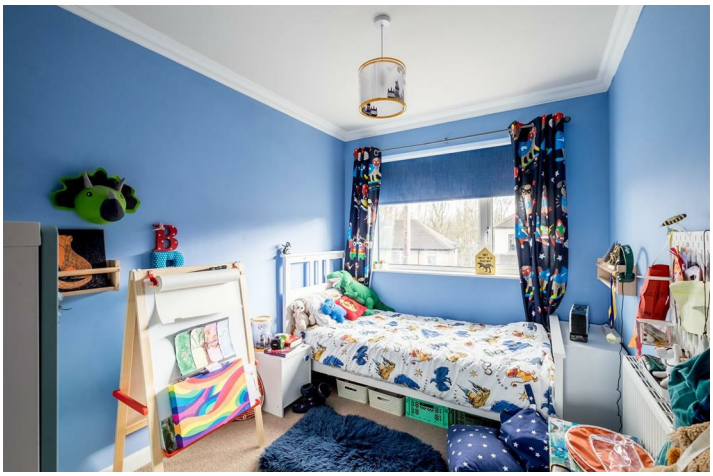
entertaining. To the front of the property there is a pleasant lawn and a paved driveway with parking for two cars leading up to a single garage with an up and over door.

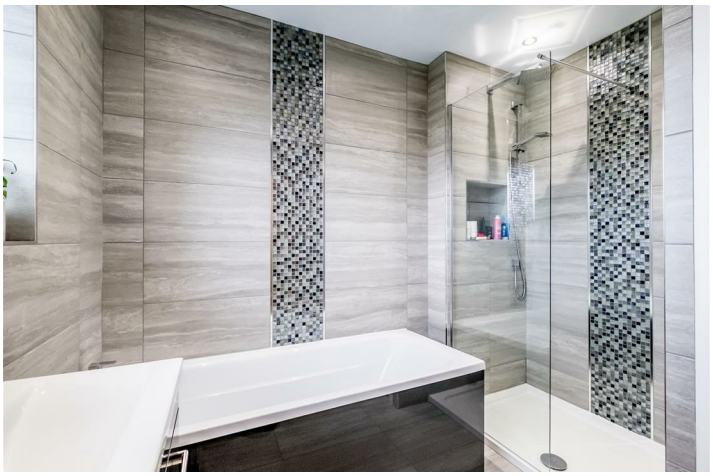
Mortgages

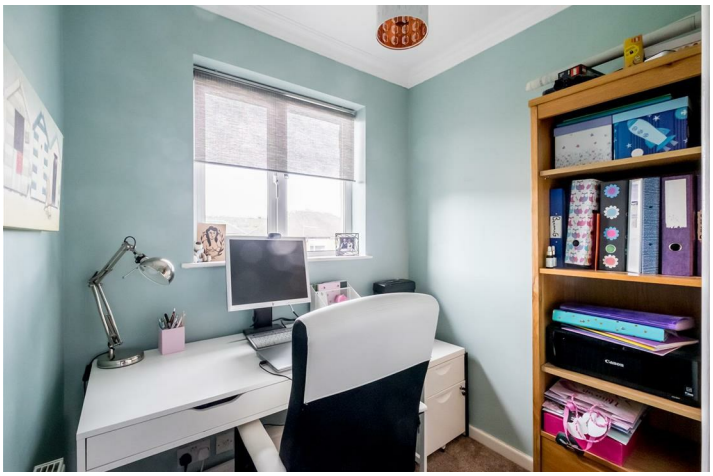
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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.





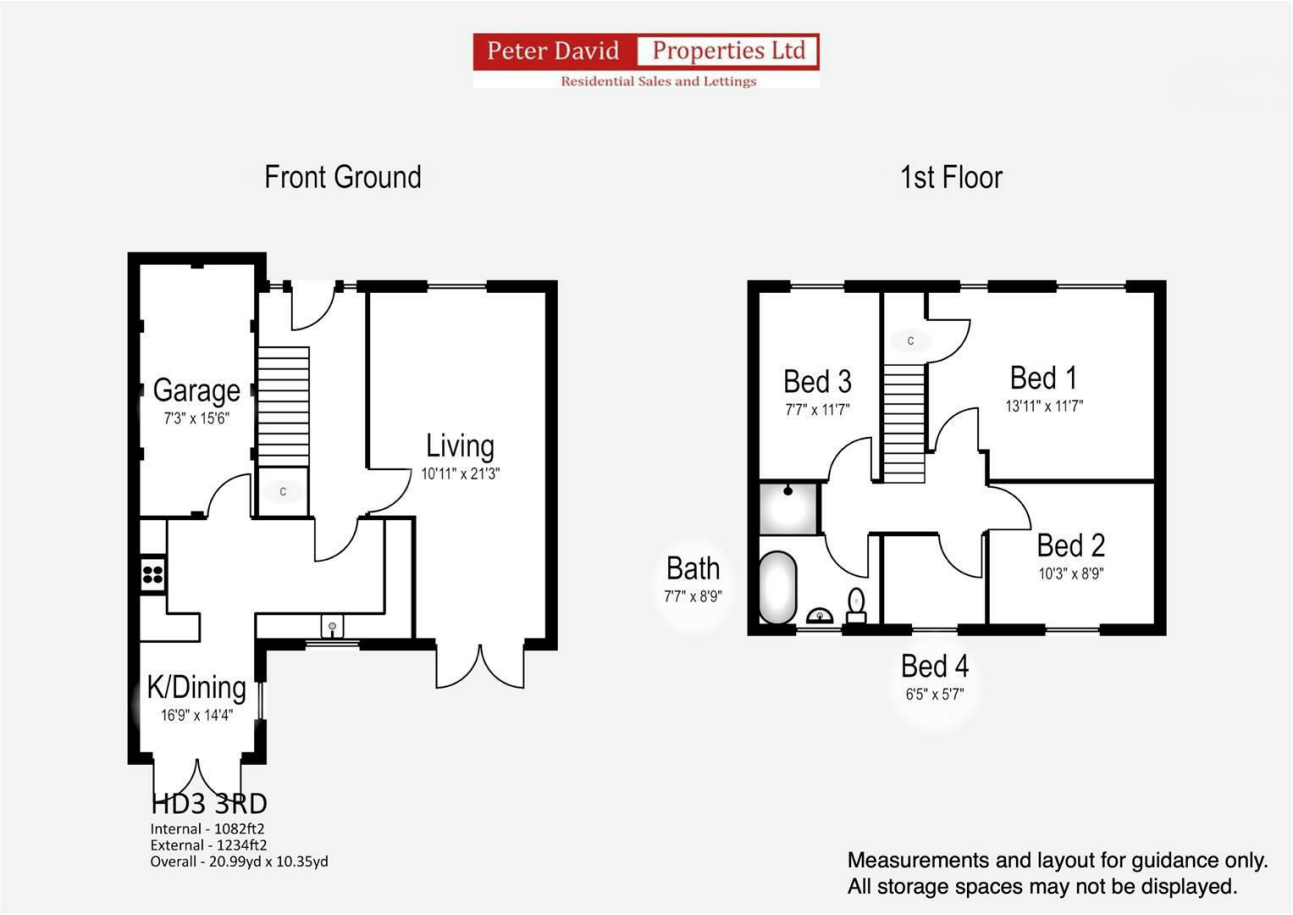


Road Map

Hybrid Map

Terrain Map

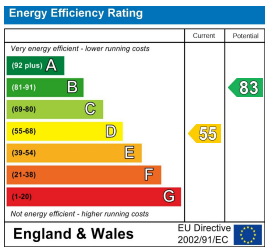
Floor Plan

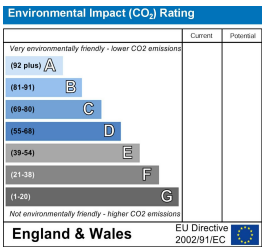


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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