

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 Weatherhill Crescent

Birchencliffe, Huddersfield, HD3 3QZ

Offers in excess of £175,000



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## Entrance hall

Enter the property through a PVCu front door with leaded glass panels and an additional leaded glass PVCu window to side. The hallway provides access to the living room and kitchen and has stairs rising to the first floor. There is laminate wood flooring and also a useful under stairs cupboard.

## Kitchen

A modern, spacious, fitted kitchen with matching wall and base units, black laminate worktops and a cream brick tiled splashback. Integrated appliances comprise; an electric oven, gas hob and extractor fan. There is also space for an additional free-standing appliance and room for a full size fridge/freezer. There is a PVCu window to rear and a PVCu door leading into the rear garden. Wooden laminate flooring throughout.

## Living room

This dual aspect living room which extends across the full length of the house provides both a living and dining space. There is plenty of natural light from the large PVCu windows to both the front and rear aspect. Also benefiting from an attractive gas fire with a cream marble surround.

## Landing

Access to first floor bedrooms and bathroom.

## Master bedroom

A spacious double bedroom with two PVCu windows to front aspect offering plenty of natural light. Fantastic views across the valley can be appreciated from this bedroom.

## Bedroom two

A second double bedroom with PVCu window overlooking the rear garden.

## Bathroom

A modern, fully-tiled bathroom with a white three-piece suite which includes a WC, wash basin with vanity unit and a bath with overhead shower and glass screen. There is a PVCu privacy window to rear aspect and tiles to the floor. Additionally there is a chrome towel rail.

## Exterior

The property benefits from a private, enclosed garden to the rear with a patio area and a graveled space with an abundance of mature plants and shrubs. There is a single garage and a driveway providing parking for up to three cars and a good sized garden to the front with mature shrubs.

## 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



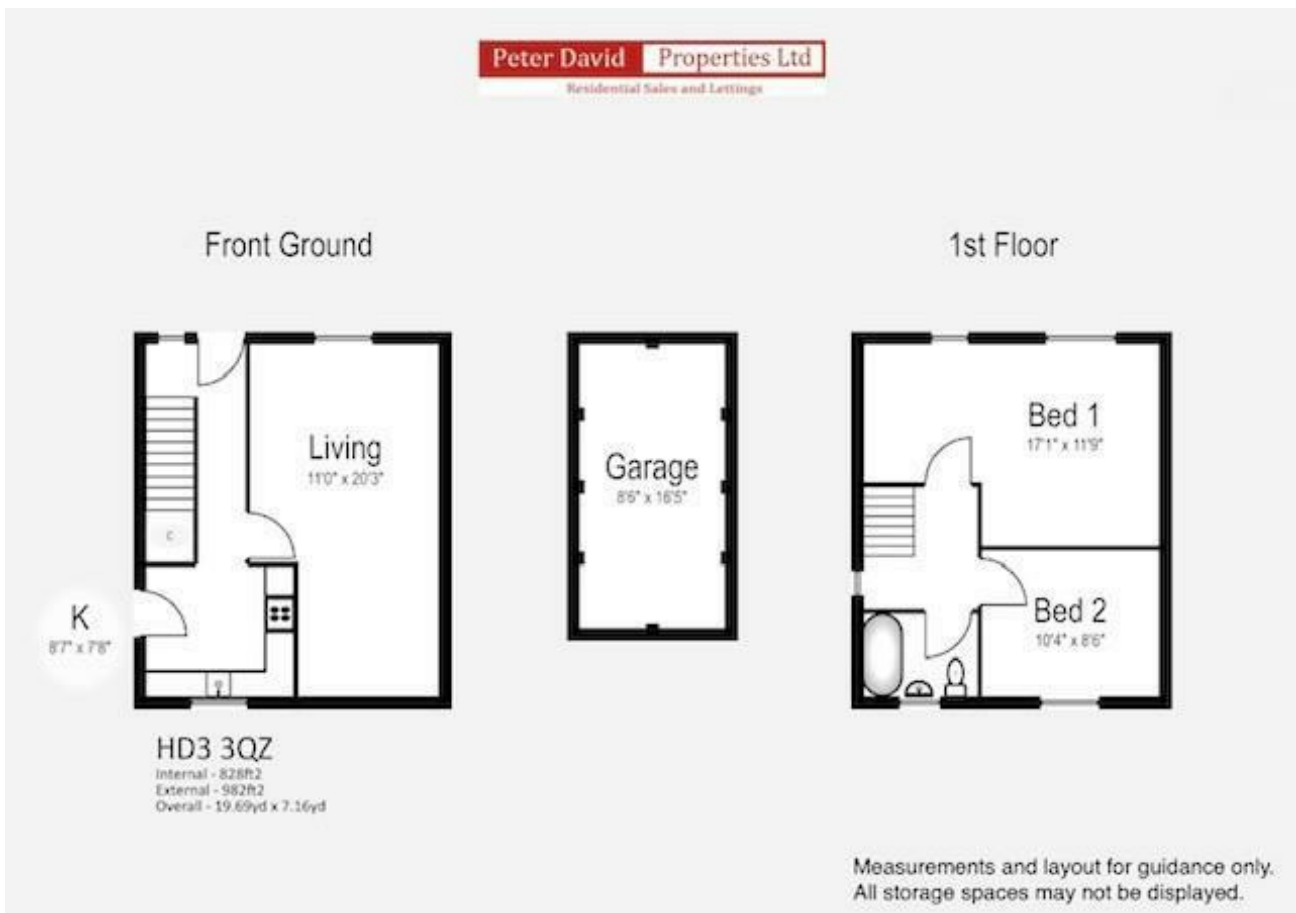
## Hybrid Map



## Terrain Map



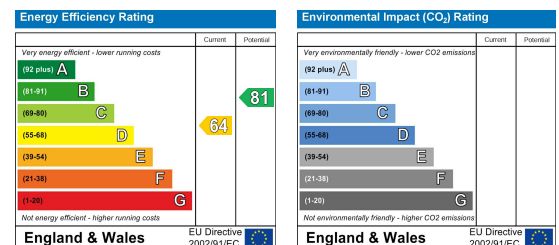
## Floor Plan



## 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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