

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 149 Yew Tree Road

Birchencliffe, Huddersfield, HD3 3QN

£415,000



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## Ground Floor -

### Entrance Hallway

Enter the property through the composite front door into a spacious entrance hallway, tastefully adorned with luxury Kardean wood effect laminate flooring. Contemporary 10 panel glazed double doors lead into the lounge and a single 10 panel glazed door provides access to the open plan kitchen/diner. Additionally, a classic door provides access to the ground floor WC. Ascend the stairs, adorned with a grey carpet, to reach the first-floor accommodation.

### Living Room

A well-appointed living room featuring a grey carpet and two PVCu windows with plantation shutters, one a bay that overlooks the front garden and one to the side allowing plenty of natural light to flow in.

### Ground Floor WC

A partially tiled ground-floor WC with a wash basin and a WC. There is a PVCu privacy window to the side aspect.

### Open Plan Kitchen/Diner

Moving through to the heart of this home is this contemporary luxurious kitchen. The space continues to uphold the high, modern aesthetic throughout, boasting white gloss matching wall and base units, a laminate work surface, and a 1.5 stainless steel sink and drainer. Integrated appliances comprise a four-ring gas hob, a electric oven, a dishwasher, a fridge/freezer and an extractor fan. The space is flooded with light from the PVCu window and the stylish PVCu French doors that open out onto the rear garden perfect for entertaining on warm summer evenings. The kitchen provides access to the utility room.

### Utility Room

A useful utility room with white gloss wall units and tiled flooring flowing through from the kitchen. There are two

spaces for appliances one of which has plumbing for a washing machine. A composite door leads out into the rear aspect of the garden and an integral door leads into the integral garage.

## First Floor -

### Landing

Ascend to the first-floor accommodation to the bright and airy landing, where a luxurious grey carpet extends into all four double bedrooms. Access to the half-boarded loft via a hatch and ladder. There is a useful airing cupboard

### Master Bedroom

An spacious master bedroom with the added benefit of two fitted wardrobes one of which has sliding glass doors. There is a PVCu window to the front elevation providing views of the park. Access to the en-suite.

### En-Suite

A partially tiled en-suite with tiled flooring comprising of a WC, a wash basin and a shower unit with glass doors. There is a PVCu window to the side elevation.

### Bedroom Two

A second spacious double bedroom with the added benefit of double wardrobes and a PVCu window overlooking the rear garden.

### Bedroom Three

A third well proportioned double bedroom set to the front of the property with a PVCu window to the front elevation.

### Bedroom Four

A fourth generously sized fourth bedroom with a double fitted wardrobes and a PVCu window overlooking the rear garden.

## House Bathroom

A modern house bathroom adorned with tiled flooring. This sophisticated space features a WC, a wash basin, a bath, and a separate shower cubicle with sleek glass doors. Natural light pours in through the PVCu privacy window to the rear elevation.

## Exterior

To the front of the property is an attractive block paved driveway (providing off road parking for two cars) leading to a single integral garage with an EV charges.. The garage benefits from a electric powered door and lighting. Additionally, there is decorative slate chippings and mature shrubs. To the rear is a spacious garden fully enclosed with timber fencing including a patio area, a decked area a K9 artificial turf and a garden shed. The turf is conveniently installed designed to drain efficiently and eliminate odors. There is also the added benefit of a outdoor tap.

## 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.

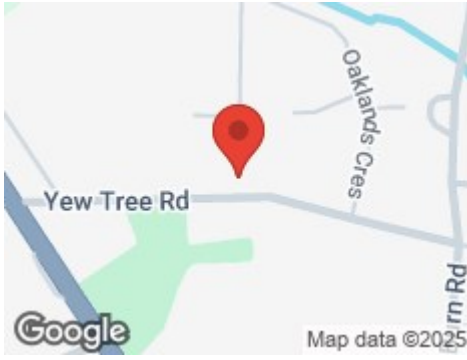
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



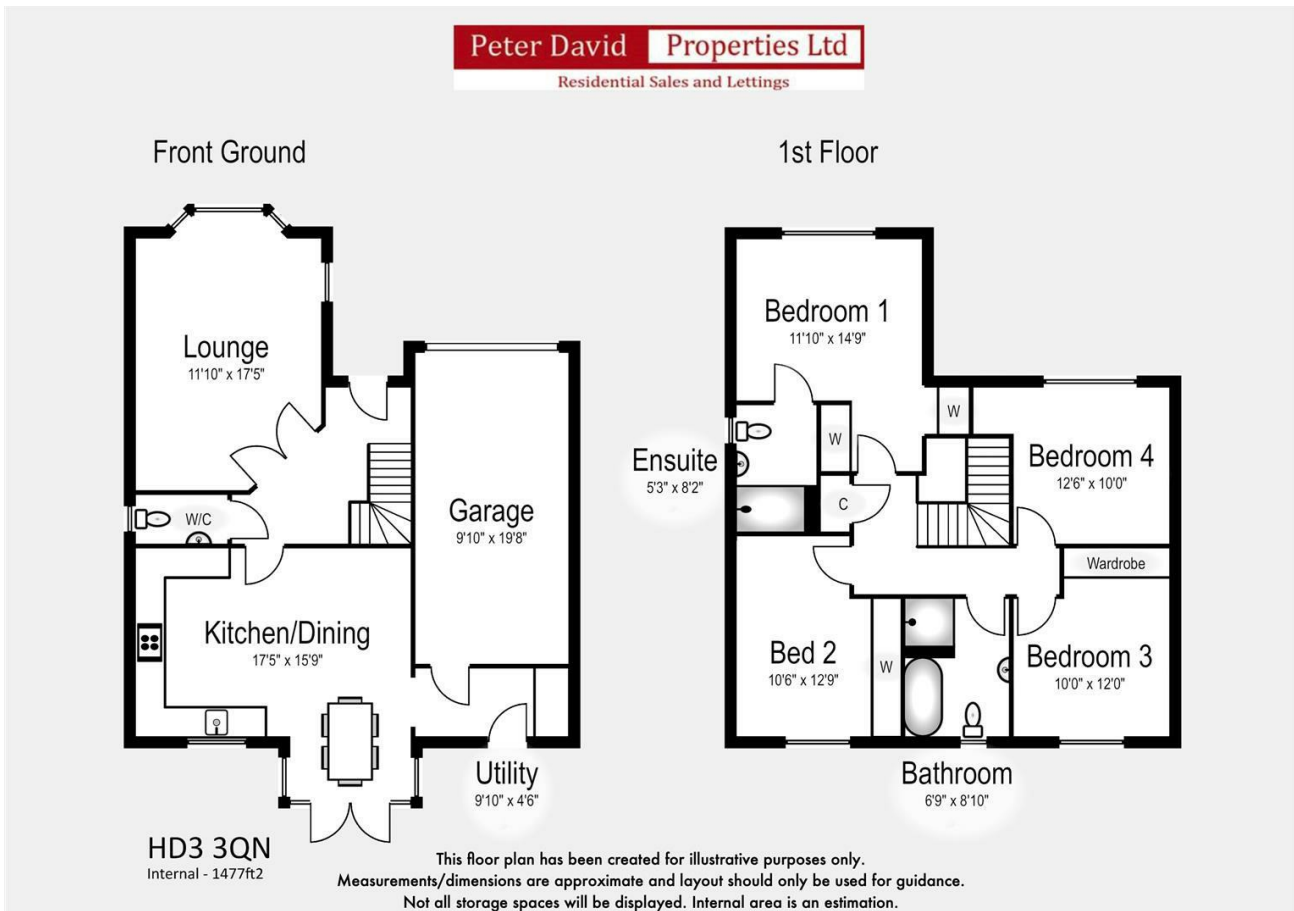
## Hybrid Map



## Terrain Map



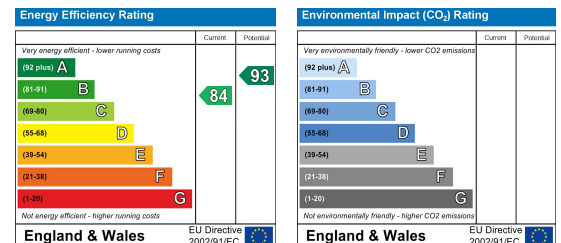
## Floor Plan



## 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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