

Peter David

Properties Ltd

Residential Sales and Lettings



## 219 Halifax Road

Birchencliffe, Huddersfield, HD3 3QP

Offers in excess of £160,000



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## Entrance Hallway

Enter the property from the side via a wooden door with surrounding frosted glass panels. The hallway provides access to the living room, dining room and there are stairs rising to the first floor.

## Living Room

A bright and spacious living room with a large PVCu bay window to the front aspect. There is a brand new PVCu window to this bay. There is a tiled fireplace with an opening offering the potential to open up and install a real or gas fire.

## Dining Room

A second reception room which could be utilised as a dining room. Featuring a wooden framed leaded window to the side aspect with secondary glazing. There is access to the breakfast room and a useful under-stairs storage space. A PVCu window is located to the side and PVCu double doors lead to the conservatory.

## Breakfast Room

Accessed through an arch is a breakfast room with a PVCu window to the rear. An opening leads into the kitchen.

## Kitchen

A kitchen featuring wooden matching wall and base units, laminated worktops and laminated splash backs. There is a ceramic sink and drainer located in front of a wooden glazed window with secondary glazing to the rear. Integrated appliances comprise; a dual oven and electric hob and there is also plumbing for a washing machine.

## Conservatory

Extending the width of the property is the conservatory which provides access to the rear garden via double PVCu doors. Vinyl flooring flows throughout. There is also the potential to add a further extension to the rear STPP.

## Landing

A landing providing access to the bedrooms and bathroom. There is also a loft hatch leading to the loft space.

## Bedroom One

A generously sized master bedroom with a large PVCu bay window to the front elevation.

## Bedroom Two

A second double bedroom with a PVCu window to the rear aspect.

## Bathroom

A partially renovated bathroom with a PVCu privacy window to the rear aspect. The room features a WC and bath and acrylic panelling to two walls. There is plumbing in place to install a wash basin (in the property) and pipework for the WC, bath and shower.

## Exterior

Externally this property sits on a generous plot and benefits from gardens to both the front and rear. To the front there is a lawn with surrounding borders and mature shrubs. There is gated driveway with parking to the side for up to two cars which leads to a single attached garage. There is planning permission re build and create a two storey extension providing additional living space or garage and a create a further two bedrooms. To the rear there is an enclosed garden with a patio area, a lawn and a wooden greenhouse.

## 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



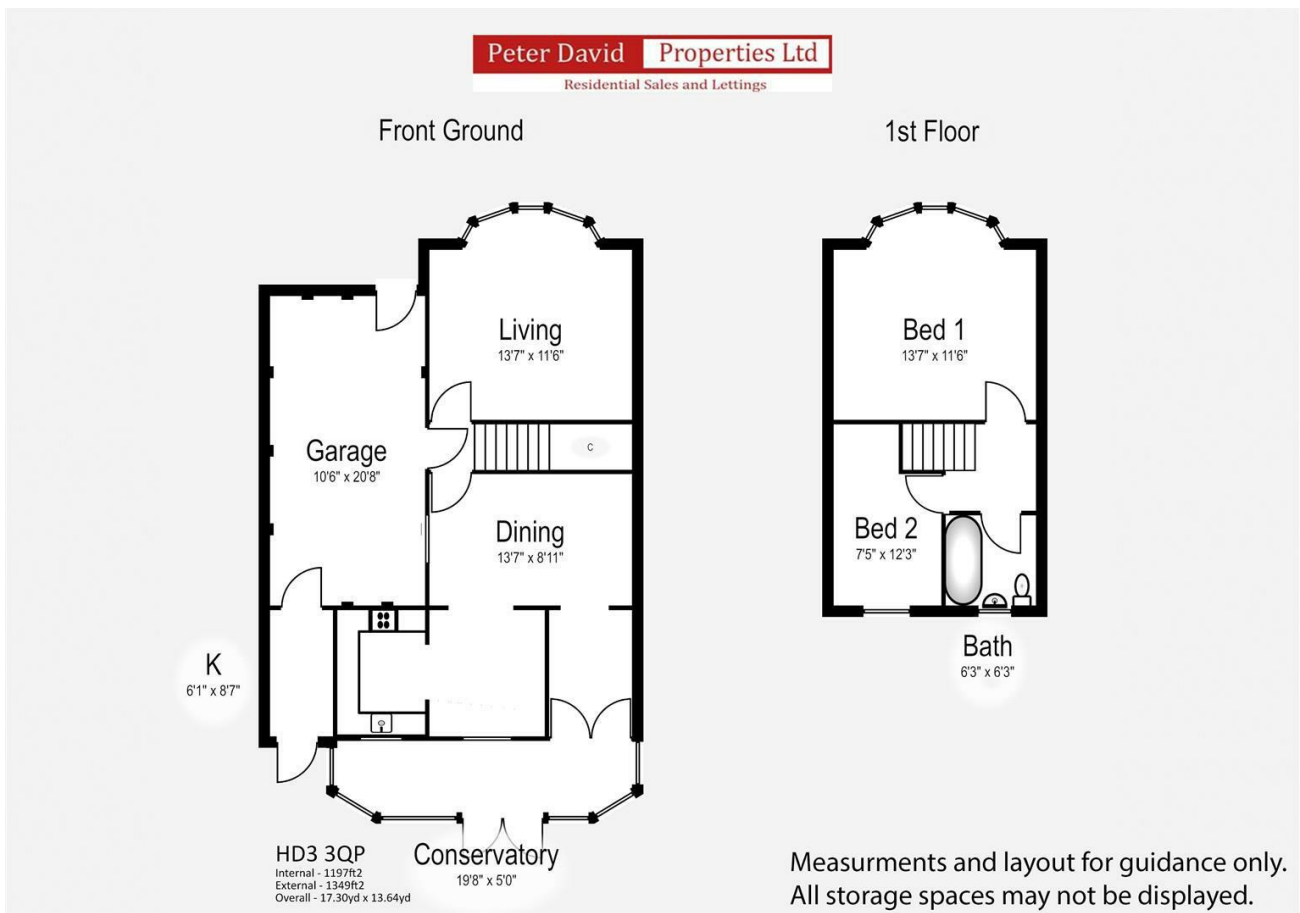
## Hybrid Map



## Terrain Map



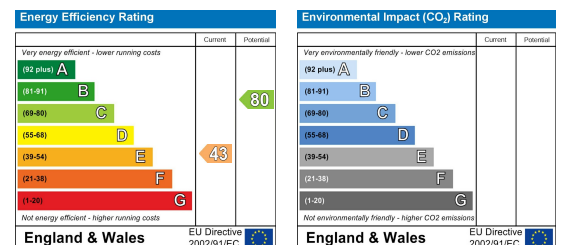
## Floor Plan



## 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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