Peter David Properties Ltd

Residential Sales and Lettings

18 Belton Grove

Birchencliffe, Huddersfield, HD3 3RF

Offers in the region of £235,000

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Entrance Hallway
Access the property via a PVCu door with full length privacy window to the side, and Karndean flooring. Access to the living room and kitchen.

Living/Dining Room
A spacious and light living/dining room with laminate flooring. An electric fire on a marble hearth with marble surround takes pride of place. PVCu window to front aspect. Access to the conservatory

Conservatory
To the rear of the property is this large conservatory (currently used as a dining room) with PVCu windows to three sides and benefiting from central heating.

Kitchen
To the rear of the property is the kitchen with Karndean flooring, wood matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: a double electric oven, a five ring gas hob, an extractor and a corner stainless steel sink and drainer with a Quooker tap. There are three free standing spaces for appliances, one with plumbing for a washing machine. PVCu window overlooks the conservatory and rear garden. An archway leads through to a useful porch area with PVCu windows to two sides, Karndean flooring and access to underhouse storage. PVCu door to side access.

Landing
Carpeted stairs lead up to the landing with PVCu window to side elevation. Access to both bedrooms and house shower room. Further paddle steps lead up to the attic rooim

Bedroom One
To the front is a spacious double bedroom with fitted wardrobes and storage cupboard. Twin PVCu windows to front aspect provide plenty of natural light.

Bedroom Two
To the rear is a second double bedroom with fitted wardrobes. PVCu window to rear elevation.

Attic Room
Paddle steps take you up to this useful attic room, which could be used for a variety of purposes. Benefiting from gas central heating and Velux window.

Shower Room
A fully tiled shower room with vinyl flooring. Comprising of: WC, corner wash basin with vanity unit and a corner shower unit with glass sliding doors. Benefiting from a chrome towel rail and PVCu privacy window to rear aspect.

Exterior
To the front of the property is an enclosed garden with a lawn and herbaceous borders. A tarmac driveway with off-road parking for three cars leads to a tandem garage with further parking. To the rear of the property is an enclosed garden with a lawn, herbaceous borders and a paved patio area. Paved steps lead up to the conservatory.

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

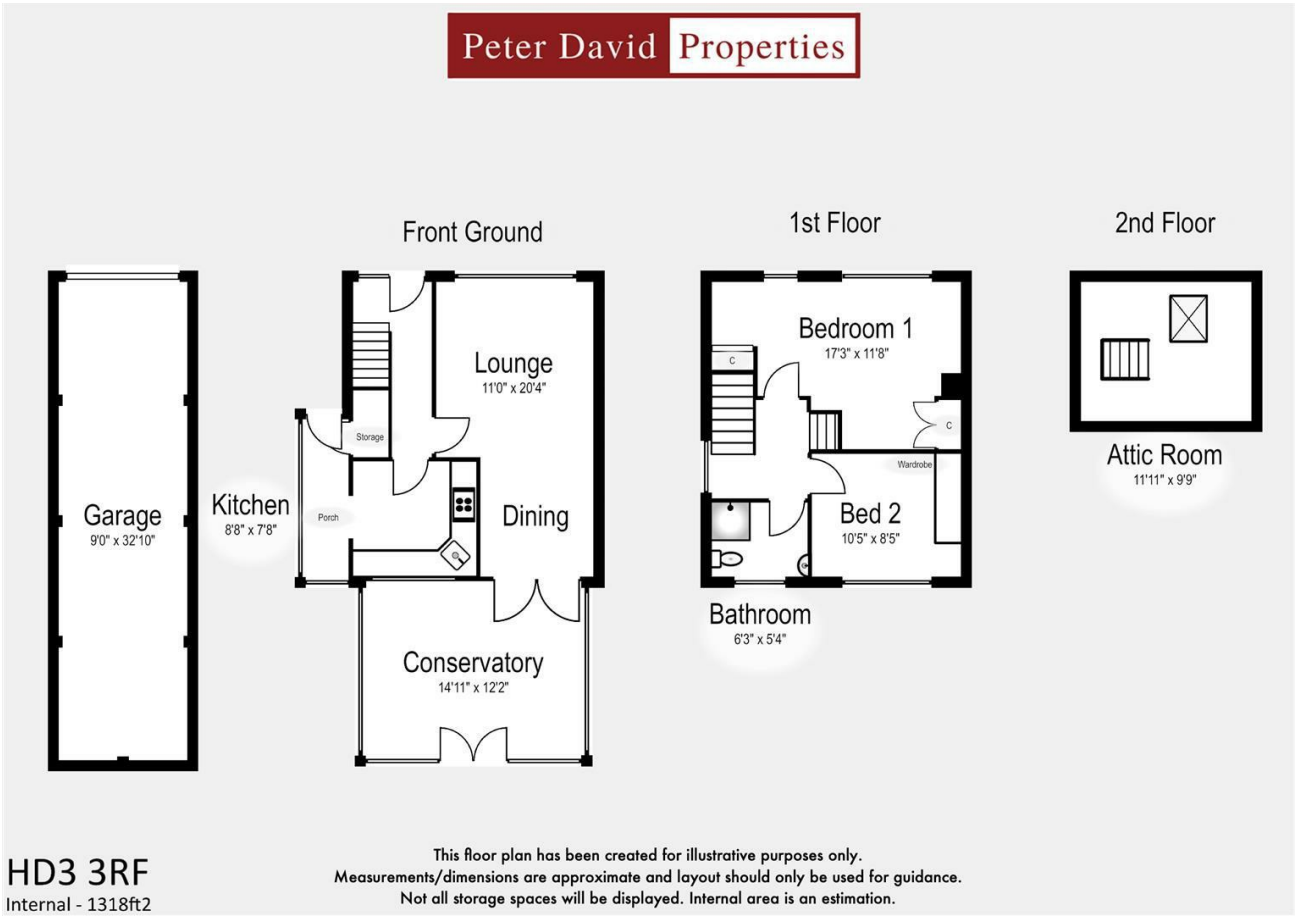
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

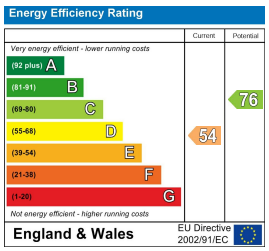
Floor Plan

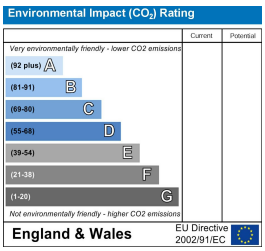


Viewing

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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