

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 16 Forest Court

Birchencliffe, Huddersfield, HD2 2FY

Offers in the region of £425,000



# 16 Forest Court

Birchenclyffe, Huddersfield, HD2 2FY

Offers in the region of £425,000



## Entrance Hallway

Enter this stylish property via a composite door into the entrance hallway with white hi-gloss tiled flooring. Carpeted stairs rise to the first floor accommodation. Access to ground floor WC, kitchen/diner and living room.

## Ground floor WC

A useful partially tiled ground floor WC with hi-gloss tiled flooring. Comprising of: WC, wash basin and PVCu privacy window to the side.

## Kitchen/Diner

The hub of the home is this spacious kitchen diner with hi-gloss tiled flooring, matching wall and base units and granite worksurfaces. Integrated appliances comprise of: an electric oven, a gas hob with stainless steel splashback, an extractor, a fridge/freezer, a dishwasher and a 1.5 inset stainless steel sink under a PVCu window overlooking the rear garden. There is a large dining area with ample space for a family dining table. PVCu floor to ceiling patio doors and windows overlook the rear garden and provide plenty of natural light. An archway lead through to the utility.

## Utility

A useful utility with tiled flooring and granite worksurfaces. There are two free standing spaces for appliances, one with plumbing for a washing machine. An integral door leads through to the garage and a composite door leads out to the rear garden.

## Living Room

To the front of the property is this spacious living room with a neutral carpet. A PVCu bay window with white shutters overlooks the front garden with a further PVCu window to the side.

## Landing

Carpeted stairs with a spindle and oak balustrade leads to the first floor accommodation and features a unique chandelier. There is a useful storage cupboard. Access to all bedrooms and house bathroom.

## Master Bedroom

To the front of the property is the master bedroom with a neutral carpet and a feature panelled wall. PVCu window to front aspect. Access to the en-suite.

## En-Suite

A partially tiled en-suite with tiled flooring. Comprising of WC, a wash basin and a spacious shower with glass sliding door. PVCu privacy window to side elevation.

## Bedroom Two

A second double bedroom with PVCu window to front aspect.

## Bedroom Three

A third double bedroom with PVCu window to rear aspect.

## Bedroom Four

A fourth double bedroom with PVCu window to rear aspect.

## House Bathroom

A partially tiled house bathroom with tiled flooring. Comprising of: WC, a wash basin, a shower cubicle with glass sliding door and a bath under a feature wall mirror. PVCu privacy window to rear elevation.

## Exterior

To the rear of the property is this south facing private and enclosed garden with a lawn, herbaceous borders

and an Indian stone patio area. To the front is a further lawn and a blocked paved driveway (off-road parking for two cars) leading to a single integral garage with a sealed floor and benefiting from an EV charger and electrics.

### 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.

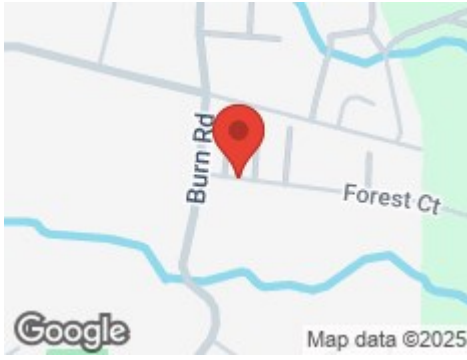
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



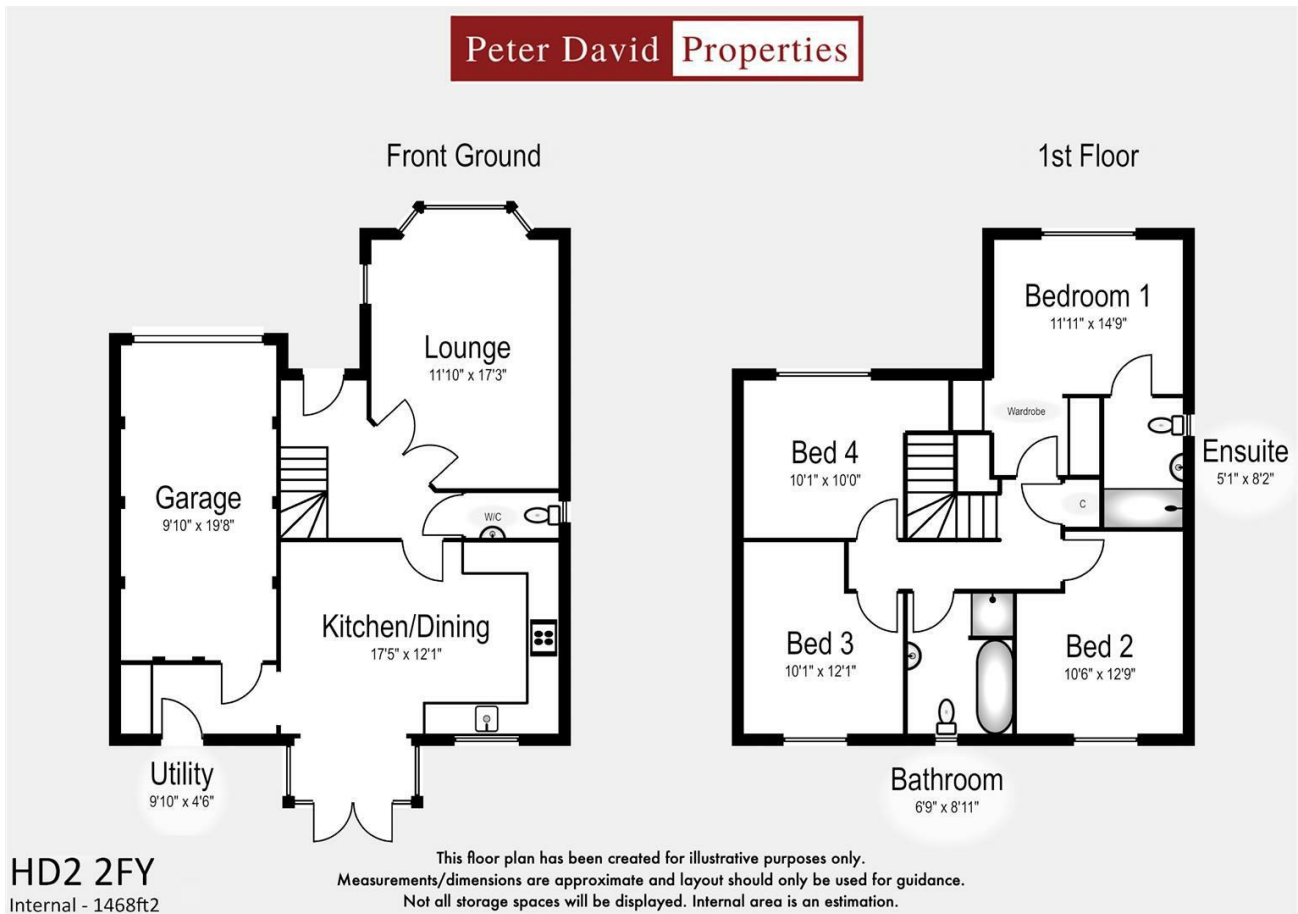
## Hybrid Map



## Terrain Map



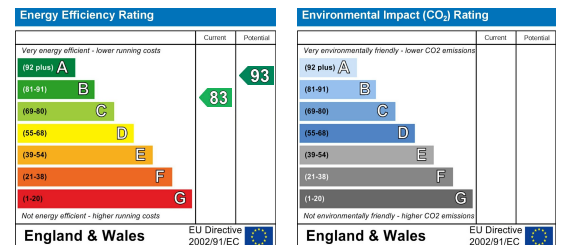
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk