Peter David Properties Ltd

Residential Sales and Lettings

12 Middlemost Close

Birkby, Huddersfield, HD2 2PU

Offers in the region of £235,000

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Ground Floor -

Entrance Hallway
Enter the property via a PVCu door with glass panelling into this useful entrance vestibule/cloakroom having PVCu side window. Access to the living room.

Living Room
A spacious living room with neutral carpets, PVCu to front aspect. Stairs rise to the first floor accommodation.

Kitchen
To the rear of the property is modern kitchen with laminate wood effect flooring, matching wall and base units, tiled splashbacks and wooden work surfaces. Integrated appliances comprise of: an electric microwave oven, an oven, a gas hob, an extractor, a dishwasher, a washing machine, a fridge and freezer and a stainless steel sink and drainer with a PVCu to rear aspect overlooking the garden. Also benefitting from a breakfast bar. Access to the conservatory, integral garage and ground floor W/C.

Ground Floor W/C
A WC comprising a wash basin and WC and laminate flooring.

Conservatory
A conservatory with laminate wood effect flooring and PVCu patio doors lead out to the rear garden. Also benefitting from reversible air conditioning.

First Floor -

Landing
Access to all four bedrooms and the house bathroom, carpeted throughout.

Bedroom One
A double bedroom with PVCu twin windows providing plenty of natural light. Benefiting from fitted wardrobes, a storage cupboard and access to the en-suite.

En-Suite
A partially tiled en-suite with tiled flooring comprising of: WC, wash basin and a corner shower with glass door. Also benefiting from a chrome towel rail.

Bedroom Two
A second double bedroom with fitted wardrobes, PVCu to front elevation.

Bedroom Three
A third double bedroom with fitted wardrobes, PVCu to rear elevation.

Bedroom Four
A fourth double bedroom benefitting from fitted wardrobes and PVCu to rear.

House Bathroom
A partially tiled bathroom, comprising of; WC, hand basin and large bath with handheld chrome shower. Benefiting from a chrome towel rail and PVCu privacy window to rear elevation. There are ceramic tiles to the floor.

Exterior
To the rear of the property there is an enclosed garden comprising of a paved patio area and herbaceous borders. To the front is a paved driveway with off road parking for two cars and access into the garage which has an up and over door with electrics and lighting.

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.

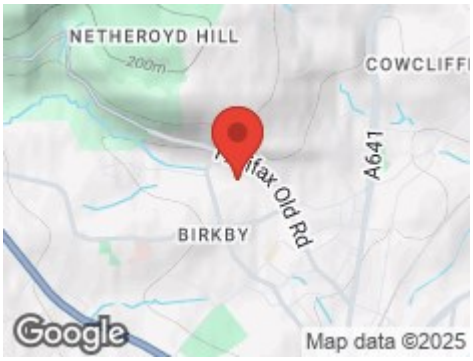
Disclaimer

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.

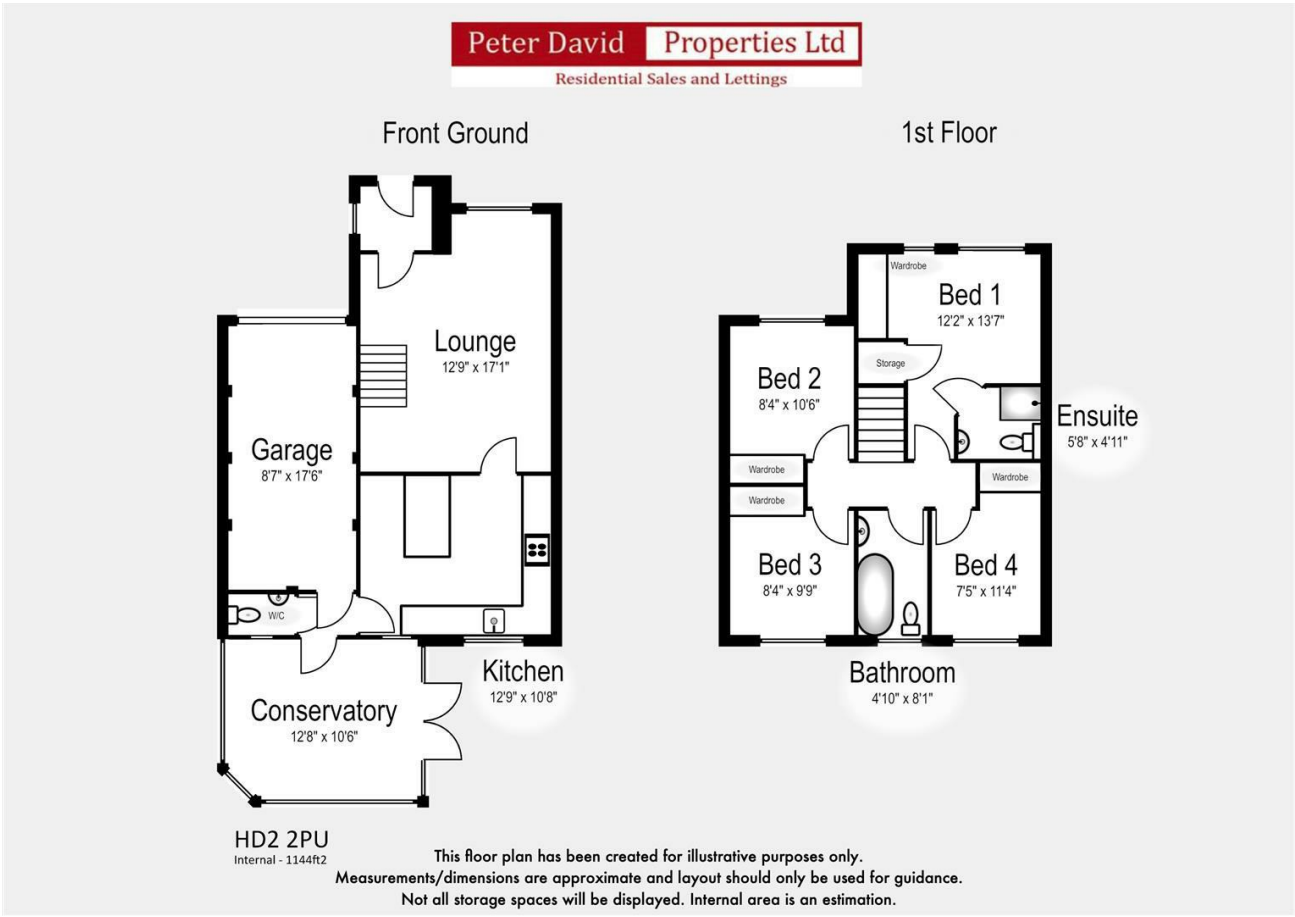
Road Map

Hybrid Map

Terrain Map



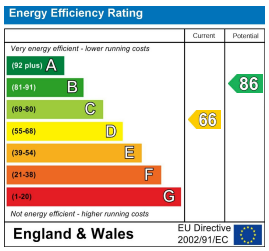
Floor Plan

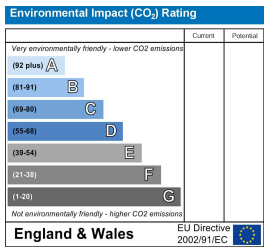


Viewing

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

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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