Peter David Properties Ltd

Residential Sales and Lettings

80 Birkby Hall Road

Birkby, Huddersfield, HD2 2TL

Offers in the region of £209,950

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Entrance Hallway
Enter this characterful property via a PVCu door with feature stainglass window into a substantial hallway. Stairs rising to first floor accommodation and access to living room, reception room and kitchen.

Living Room
A spacious living room with many period features including a ceiling rose and coving. Taking pride of place is a Victorian fireplace with remote controlled gas fire featuring original tile and oak surround. There are two large PVCu leaded windows with inset blinds allowing plenty of natural light into the room.

Second Reception Room/Dining Room
A second large reception room/dining room featuring a ceiling rose and neutral carpet. PVCu window to rear aspect.

Kitchen
A fitted kitchen with matching wall and base units, laminate worksurfaces and flooring and tiled splashback. Integrated appliances comprise of: an electric oven, an electric hob, an extractor, a fridge/freezer and a dishwasher. There is also a free standing washing machine and microwave. Benefiting from an inset sink and drainer and a PVCu door with original stained glass window leading out to the rear garden. PVCu window also to rear aspect.

Cellar
A large cellar giving a potential buyer the opportunity to create additional living space. Benefiting from heating, lighting and electrics and an external door leading up to the garden.

Landing
A staircase with spindled balustrade leads up to the first floor and has access to all rooms and loft. The loft has potential to create further living accommodation.

Master Bedroom
A large double bedroom with fitted wardrobes and drawers. Two twin PVCu windows with inset blinds to front elevation.

Bedroom Two
A second double bedroom with fitted wardrobes and shelves. PVCu window to rear elevation.

Bedroom Three
A single bedroom with PVCu window to front elevation.

Bathroom
A spacious partially tiled bathroom comprising of: low level WC, hand basin, bath and double shower cubicle with mains fed mixer shower. Benefiting from a chrome towel rail and fitted cupboards providing ample storage space. PVCu privacy window to rear elevation.

Exterior
Externally the property benefits from a garden to the front which features an artificial lawn with raised beds and an abundance of mature shrubs. To the rear of the property there is an enclosed garden featuring artificial lawn, a paved patio again with an abundance of mature shrubs. There is an access road to the rear of the property leading to the single detached garage.

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

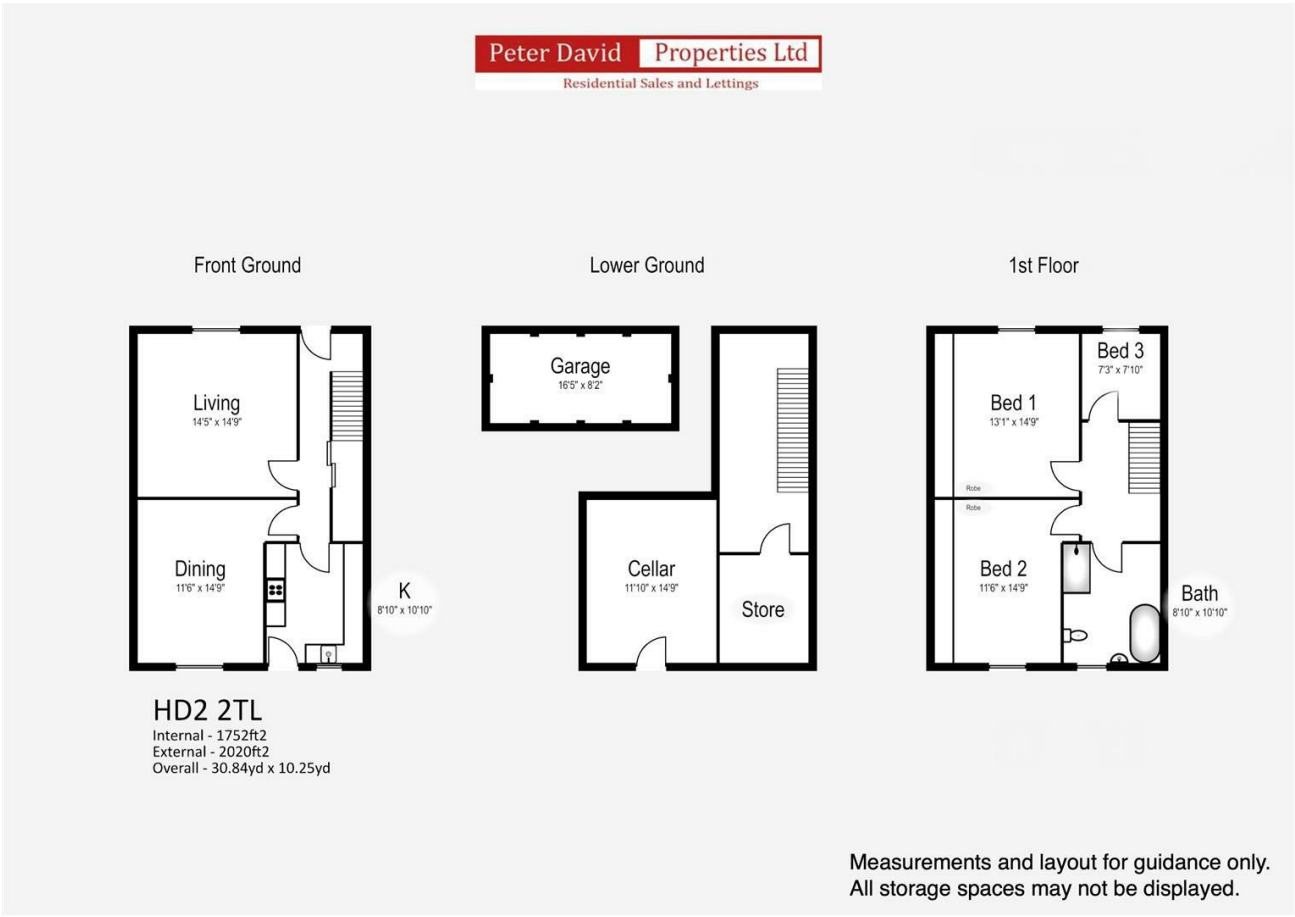
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

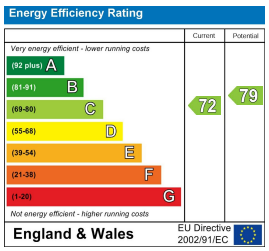
Floor Plan

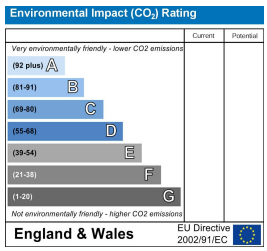


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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