

Peter David

Properties Ltd

Residential Sales and Lettings



40 Corby Street

Birkby, Huddersfield, HD2 2SE

Offers over £70,000



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Ground Floor -

Front porch

PVCu entrance porch with PVCu front door and concrete flooring.

Living Room

A PVCu front door leads into a spacious living room with original wooden floorboards. There is a wooden fire surround with a tiled hearth. PVCu window to front aspect and stairs leading to first floor.

Second Reception Room

A second reception room which could serve a number of purposes (office or playroom). Stairs lead down to the lower ground floor kitchen. There is a PVCu window to front and built-in shelves to the alcove.

Lower Ground Floor -

Kitchen

A large kitchen/diner with vinyl flooring, light wooden wall and base units, grey mottled laminate worktops and a stainless steel sink and drainer. Integrated appliances comprise; oven, gas hob and extractor fan. There is a PVCu window to front aspect and additionally there are two separate rooms under the stairs providing useful storage options and plumbing for a washing machine.

First Floor -

Landing

Landing area providing access to Bedroom One, Bathroom and staircase leading to Bedroom Two.

Bedroom One

A spacious double bedroom with PVCu window to

front aspect. Benefiting from a storage cupboard which houses the boiler and an original cast iron fireplace to the chimney breast.

Bathroom

A spacious partially tiled bathroom with tile effect vinyl flooring and a white three piece suite comprising: a WC, sink and bath with shower overhead. There is a large PVCu window to front and a large storage cupboard.

Second Floor -

Bedroom Two

A second double bedroom with original wooden floorboards, Velux roof window and under-eaves storage.

External

Externally to the front there is a paved garden with surrounding borders.

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

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Front Ground

Lower Ground

1st Floor

2nd Floor

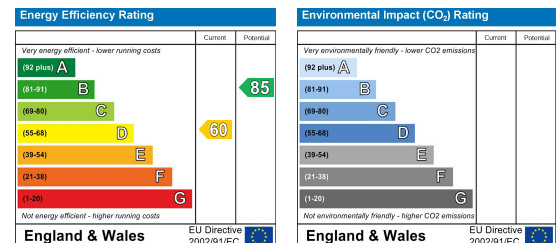
HD2 2SE
Internal - 983ft²
External - 1180ft²
Overall - 32.45yd x 5.35yd

Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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