Peter David Properties Ltd

Residential Sales and Lettings

1 Belton Grove

Birchencliffe, Huddersfield, HD3 3RF

Offers in the region of £235,000

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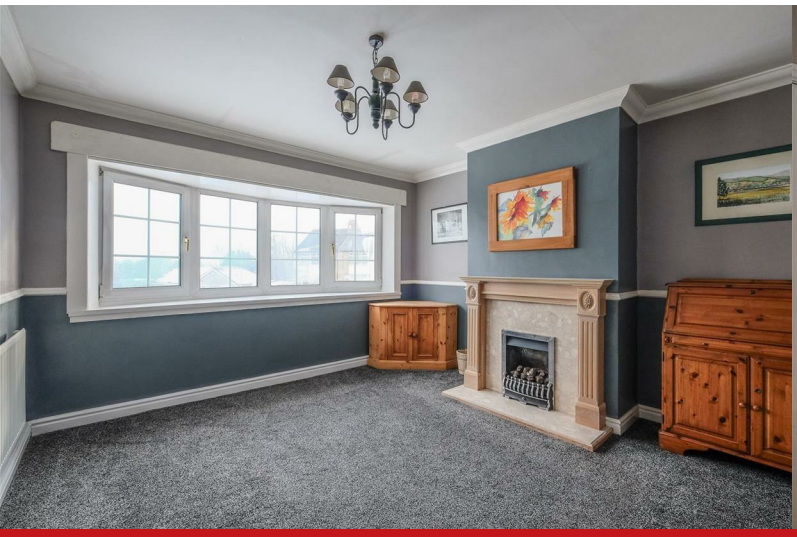

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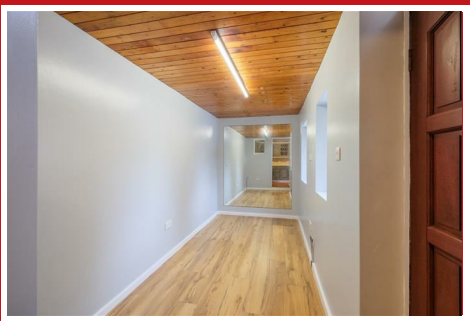

Cloakroom
Enter the property through a wooden door with glass panelling into a useful cloakroom benefitting from tiled flooring.

Entrance Hallway
Enter via a wooden door into the hallway with vinyl wood effect flooring. Providing access into the living room, dining room, kitchen and stairs rise to the first floor accommodation.

Living Room
A spacious living room with grey carpets. Benefitting from a PVCu bay window to the front that floods the space with natural light and a gas fire with marble hearth and wooden surround.

Dining Room
A dining room with dark grey carpets. Benefitting from a gas fire with a stone surround. PVCu window to the rear aspect.

Kitchen
Set to the rear of the property is the kitchen with tiled flooring, matching wall and base units and laminate worksurfaces.. There is a sink and drainer under a PVCu window overlooking the rear garden. There are three free standing spaces for appliances, one with plumbing for a washing machine, one with plumbing for a dishwasher and one space for a cooker. This kitchen also benefits from a useful breakfast bar for two people.

Second Reception Room
Off of the kitchen there is a second reception room which could be used as either an office, gym or a utility room. Benefitting from two PVCu windows to side aspect and wooden door with access to the rear garden.

Landing
Carpeted stairs rise to the first floor. Access to all bedrooms and the bathrooms. PVCu privacy feature window to the front elevation.

Bedroom One
A large double bedroom with neutral carpets. Two PVCu windows to the front aspect.

Bedroom Two
A second double bedroom with PVCu window to the rear. Benefitting from a storage cupboard.

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

Shower Room
A partially tiled shower room with laminate dark wood effect flooring. Comprising of: WC, a wash basin, a corner shower and two large storage cuboards. PVCu privacy window to rear aspect.

House Bathroom
A partially tiled house bathroom with laminate flooring. Comprising of: WC, a wash basin and a bath with an overhead shower. PVCu privacy window to rear aspect.

Garage
A single garage with up and over door.

Exterior
To the rear of the property is a small patio area. To the front of the property is a large garden and driveway with parking for 2 cars.

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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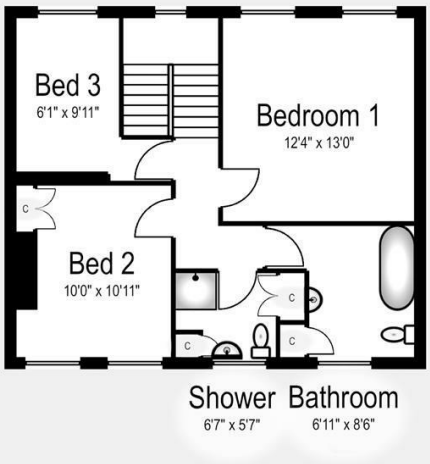
Front Ground

1st Floor



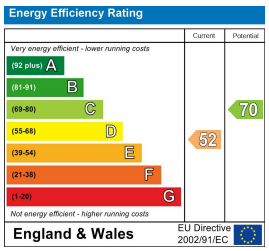
HD3 3RF
Internal - 1446ft2

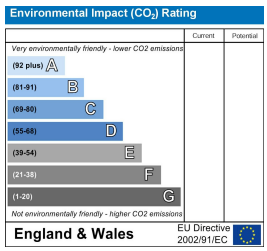
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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