Peter David Properties Ltd

Residential Sales and Lettings

18 St. Philips Court

Birchencliffe, Huddersfield, HD3 3BE

Offers in the region of £82,500

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Entrance Hallway
Enter the property via a wooden entrance door into a hallway providing access to the living room, bedroom and bathroom. A grey carpet flows throughout.

Living Room
A well presented, spacious living room with a large PVCu window to the front aspect allowing plenty of natural light to flow in. A grey carpet flows throughout and an internal door leads into the kitchen.

Kitchen
A well equipped kitchen with white wooden matching wall and base units, laminate work surfaces, tiled splashbacks and ceramic tiled flooring. A stainless steel sink and drainer sits in front of a PVCu window to the front aspect. Integrated appliances comprise; an electric oven, a microwave, a ceramic hob and an extractor fan. There is also space for a fridge/freezer and plumbing for a washing machine.

Bedroom
A double bedroom benefitting from fitted wardrobes with mirrored sliding doors and a PVCu window to the front aspect.

Bathroom
A fully tiled bathroom with a WC, wash basin and corner shower enclosure with a dual functioning handheld and rainfall shower. There are ceramic floor tiles, a chrome towel rail and a mirrored wall cabinet.

Exterior
The property has an allocated parking space to the front and there is an additional carpark for visitors.

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

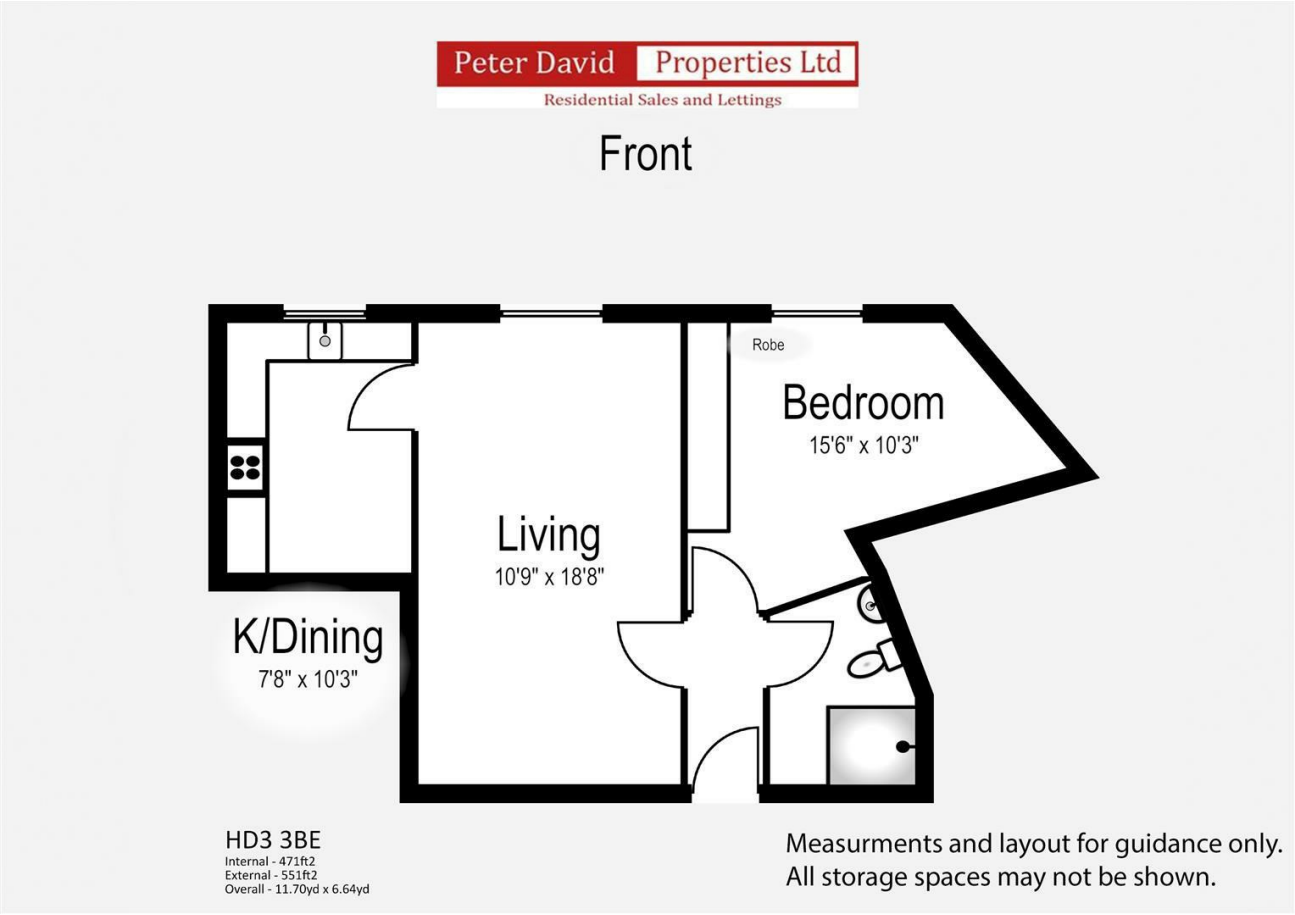
ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

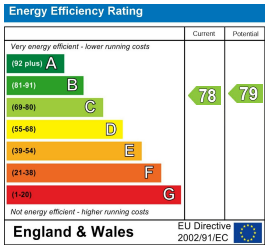
Floor Plan

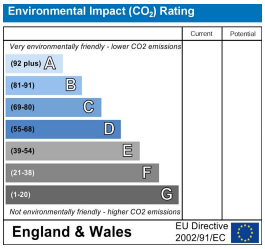


Viewing

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.

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