Peter David Properties Ltd

Residential Sales and Lettings

16 Harefield Park

Birkby, Huddersfield, HD2 2AS

Offers in the region of £399,950

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Entrance Hallway
Enter the property via a PVCu door into the entrance hallway with laminate flooring. Carpeted stairs rise to first floor accommodation. Access to living room, kitchen/diner and ground floor WC.

Ground floor WC
A useful ground floor WC. Comprising of: WC, and wash basin with tiled splashback. Benefiting from a wall mirror and PVCu privacy window to side aspect.

Kitchen/ Diner
A spacious kitchen diner, with matching wall and base units, vinyl flooring, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: a double electric eye level oven, an electric hob, an extractor fan and a dishwasher Also benefiting from a stainless steel sink and drainer and a large storage cupboard. There is ample space for a dining table .Two PVCu windows to the rear allow plenty of natural light.

Utility
This spacious utility has a white base units, laminate work surface, tiled splashbacks and vinyl flooring There is space for two appliances which includes plumbing for a washing machine and a vent to for a dryer. PVCu door leads out to the rear garden.

Living Room
A generous living room with laminate flooring. A marble hearth with electric fire and marble surround takes pride of place. PVCu leaded bay window to front aspect.

Dining Room/ Second Reception Room
This dining room/second reception room sits in the centre of the property and has access directly to the orangery and living room. This room could be used to serve a variety of purposes (dining room/snug/playroom).

Orangery
An orangery with laminate flooring and blinds to the windows and the roof. PVCu patio doors lead out to the rear garden.

Landing
A spacious landing with a built in storage cupboard housing the water tank. Access to all bedrooms and house bathroom

Master Bedroom
A large double bedroom with floor to ceiling fitted wardrobes with glass sliding doors. PVCu window to front elevation. Access to en-suite.

En-Suite
A fully tiled en-suite with ceramic tiles to the floor.. Comprising of: WC, wash basin and glass corner shower with ornate mosaic tiles. Benefiting from chrome towel rail and feature wall mirror. PVCu privacy window to side elevation.

Bedroom Two
A second large double bedroom with fitted wardrobes. PVCu window to front aspect.

Bedroom Three
A further double bedroom with fitted wardrobes. PVCu window to rear elevation.

Bedroom Four
A generous size single bedroom or could be utilised as an office. PVCu window to rear elevation.

House Bathroom
A luxurious house bathroom with high gloss tiles to the walls and floor. Comprising of: WC, wash basin, bath with overhead shower and glass screen. Benefiting from feature wall mirror and chrome towel rail.

Garage
A single integral garage with up and over door.

Exterior

To the rear of the property there is a lawn with mature shrubs and a patio area ideal for entertaining guests. Access down the side of the house leads to the front garden. To the front there is a lawned area and a tarmac driveway with parking for one car leading to the single 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

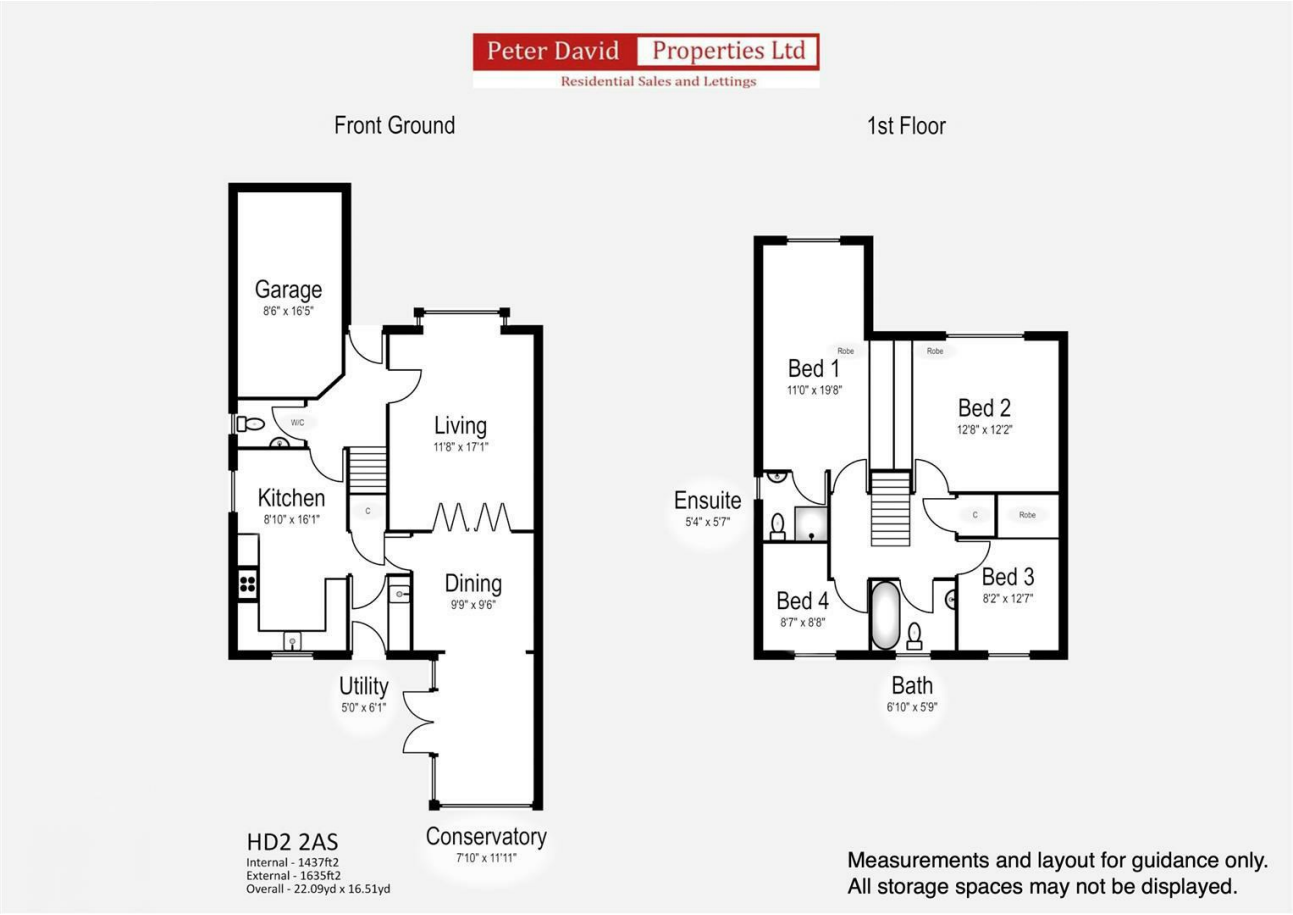
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

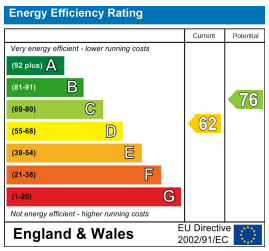
Floor Plan

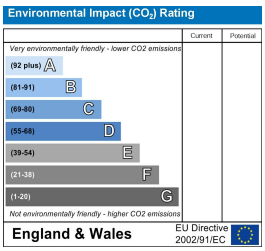


Viewing

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

Energy Efficiency Graph





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