Peter David Properties Ltd

Residential Sales and Lettings

53 Birchington Avenue

Birchencliffe, Huddersfield, HD3 3RB

Offers in the region of £250,000

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Ground Floor -

Entrance Hallway
Enter the property via a PVCu door with a privacy glass panel to the side into a welcoming entrance hallway, which provides access to the living room, the kitchen and stairs rise to the first floor accommodation. The entrance hallway also benefits from a useful under stairs storage cupboard.

Living Room
The property boasts a spacious living room featuring a gas fire. There is a large PVCu window to the front aspect providing an abundance of natural light. Access to the dining room.

Dining Room
A second reception room with a PVCu window to the rear aspect. Subject to the relevant planning permissions this space has the potential to be renovated and extend the current kitchen to create a spacious kitchen/diner.

Kitchen
The kitchen comprises; matching wooden wall and base units, tiled work surfaces, tiled splash backs and a stainless-steel sink and drainer. There is a large PVCu window overlooking the rear garden and a wood door providing access to the vestibule area. The kitchen also benefits two freestanding spaces for appliances.

Vestibule
Access to the garage, utility room and the conservatory.

Utility Room
A useful utility room with space for three freestanding appliances, one with plumbing for a washing machine.

Conservatory
A useful conservatory overlooking the south facing rear garden. There are PVCu windows to three sides and a PVCu door provides access to the rear garden.

First Floor -

Landing
Access to three double bedrooms, a single bedroom and a house bathroom.

Master Bedroom
This dual aspect master bedroom offers spacious accommodation with PVCu windows to both the front and the rear elevation.

Bedroom Two
A second double bedroom set to the front of the property. There is a large storage cupboard and a PVCu to front elevation.

Bedroom Three
A third double bedroom with a PVCu window overlooking the rear elevation.

Bedroom Four
A single bedroom set to the front of the property. Benefitting from a built in storage cupboard and a PVCu window to the front elevation.

House Bathroom
A fully tiled house bathroom with tiled effect linoleum flooring. Comprising of: WC, wash basin and bath with overhead shower. PVCu privacy window to the rear.

Exterior
Externally the property benefits from a large and enclosed south facing garden to the rear featuring a

lawn, two garden sheds and a spacious patio area, the rear garden overlooks quiet woodlands making it the perfect space to relax and unwind or entertain guests. To the front of the property there is a tarmacked driveway with parking for three cars leading up to a single garage with an electric door.

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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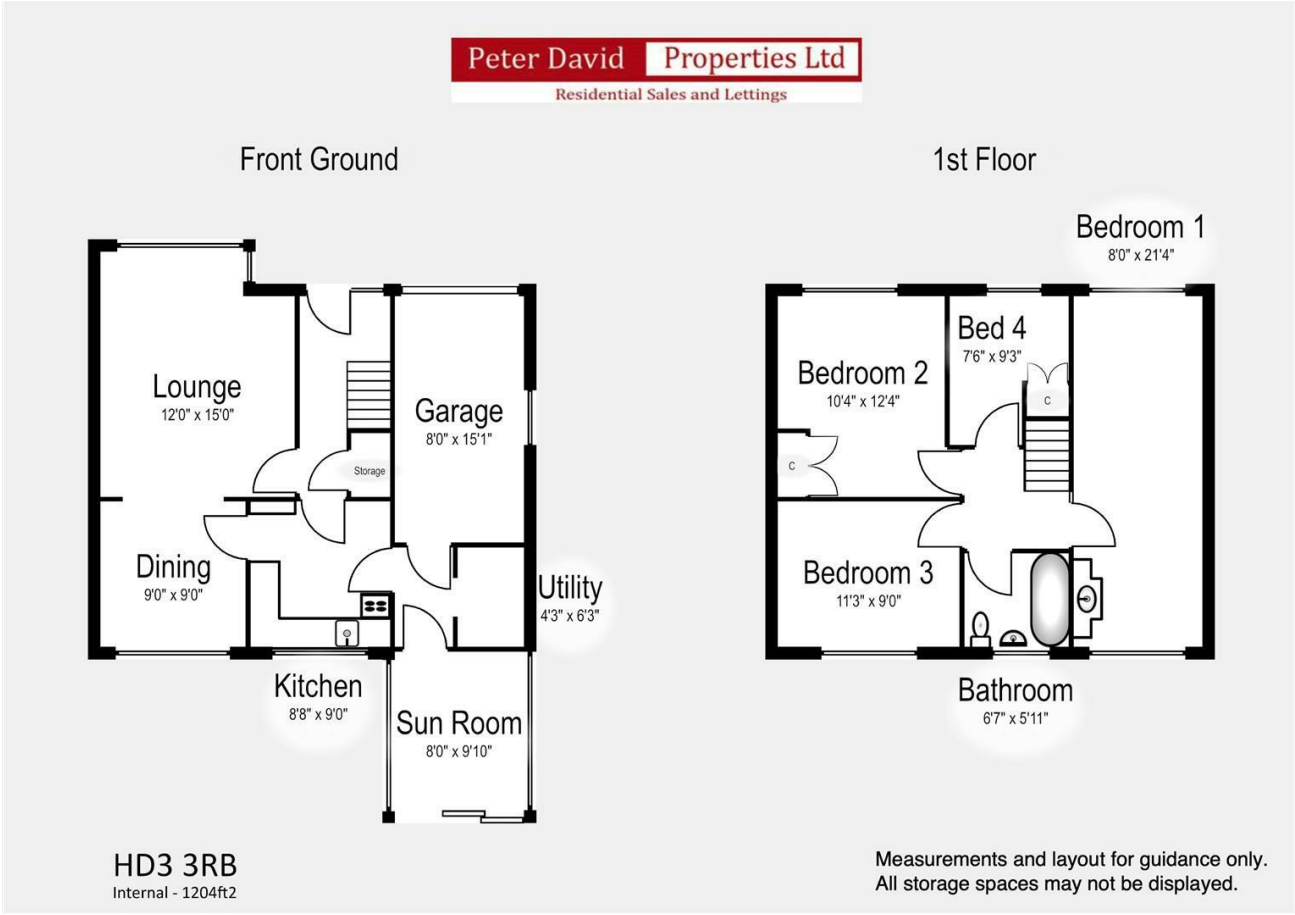


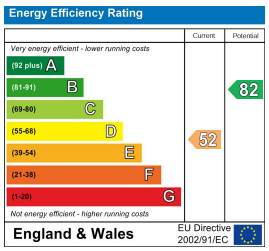
HD3 3RB
Internal - 1204ft2

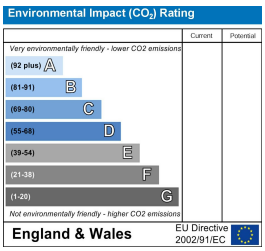
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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