Peter David Properties Ltd

Residential Sales and Lettings

11 Grange Avenue

Birkby, Huddersfield, HD2 2XJ

Offers in the region of £220,000

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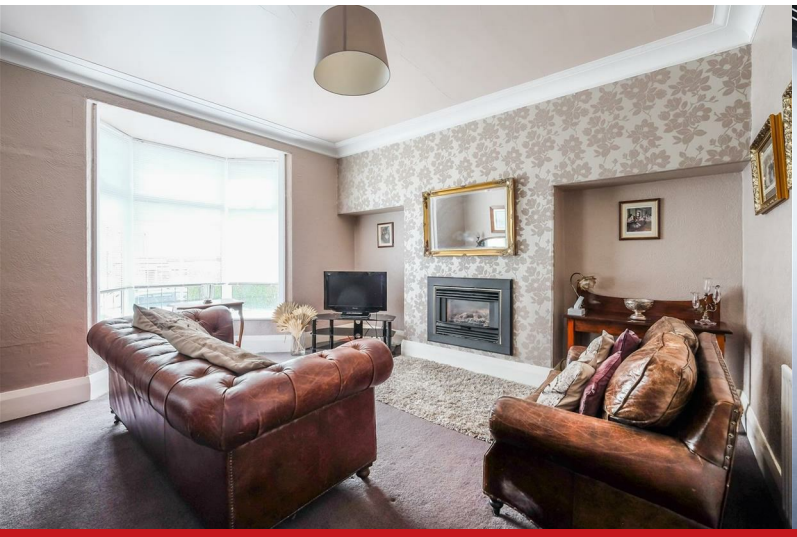

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Ground Floor:

Entrance Hallway
Enter the property via a composite door into the hallway with original solid wood flooring. Carpeted stairs rise to the first floor. Access to living room and dining room.

Living Room
To the front of the property is a spacious living room with a wall mounted gas living flame fire. A PVCu bay window to the front aspect.

Dining Room
To the rear of the property is this large dining room with a Victorian fire place with a tiled hearth and wood surround. Benefiting from a walk in storage cupboard PVCu patio doors to the rear garden. Access to the kitchen.

Kitchen
A galley kitchen with laminate flooring, matching wall and base units, laminate work surfaces and tiled splashbacks. There is a large free standing range electric oven with a five ring gas hob and a stainless steel splashback. There are four free standing spaces for appliances, one with plumbing for a washing machine. A Belfast sink sits under a PVCu window to side aspect and a further PVCu window overlooking the rear garden. A wood doors leads out to the rear.

First Floor -

Landing
Stairs rise to the first accommodation. Access to three double bedrooms. Stairs rise to second floor bedroom.

Bedroom Two
To the front of the property is this spacious double bedroom with a feature fireplace. PVCu bay window to front elevation provides plenty of natural light.

Bedroom Three
A second large double bedroom again with feature fireplace. PVCu window to rear elevation.

Bedroom Four
A fourth double bedroom to the rear of the property. PVCu window to rear elevation.

Bathroom
A fully tiled bathroom with tiled flooring. Comprising of WC, wash basin and P-shaped bath with overhead shower and glass screen. Benefiting from a a chrome towel rail and PVCu privacy window to side aspect.

Second Floor-

Bedroom One
A large double bedroom with feature oak beams and two Velux windows. Access to en-suite

En-Suite
A useful en-suite comprising of: WC, wash basin and shower unit with sliding door.

Exterior
To the rear of the property is a south facing garden with patio and gravelled areas. Steps lead up to the garage and rear access gate. The garage is a useful storage space and has electrics and lighting. To the front is a block paved pathway to steps leading up to the front door. There is a decorative gravelled patio area.

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

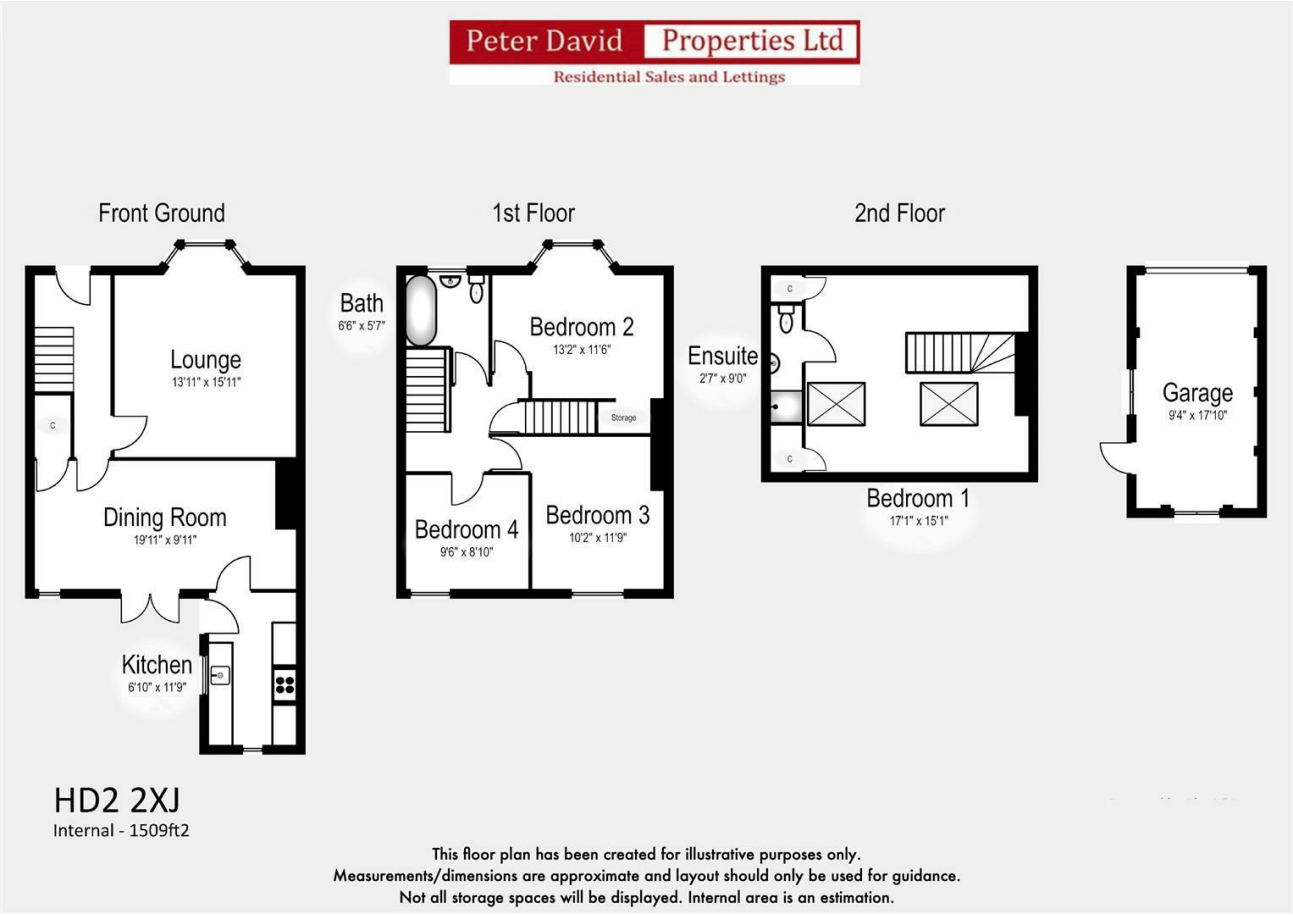
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

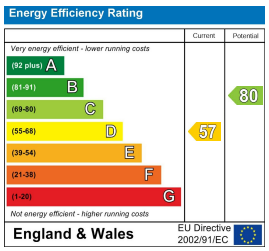
Floor Plan

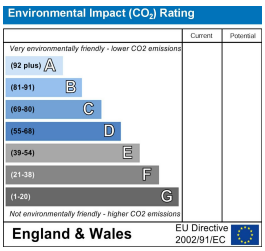


Viewing

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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