Peter David Properties Ltd

Residential Sales and Lettings

216A Halifax Road

Birchencliffe, Huddersfield, HD3 3QL

£119,950

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Entrance Vestibule
Enter the property through a PVCu door with coil matting. Access to the living room and stairs rise to the first floor.

Living / Kitchen
An open plan kitchen and living room with a PVCu window to the front aspect and an electric fire. The kitchen has matching wall and base units, laminate worktops, tiled splash backs and a stainless steel sink and drainer. Integrated appliances comprise of; an electric oven and hob, an extractor fan, there is also space for an additional freestanding appliance. An internal door leads down to the cellar.

Cellar
A useful cellar with electrics, plumbing for a washing machine and ample storage space.

Landing
A good sized landing with access to both bedrooms and bathroom.

Bedroom One
A very spacious double bedroom with PVCu window to front elevation, new carpets and built in cupboards.

Bedroom Two
A single bedroom with PVCu to front elevation.

House Bathroom
A partially tiled bathroom with laminate flooring. Comprising of: WC, wash basin, a walk in shower with glass sliding door and a chrome towel rail.

Exterior
To the front of the property there is a paved patio area with herbaceous borders. There is also off road parking for 1 car.

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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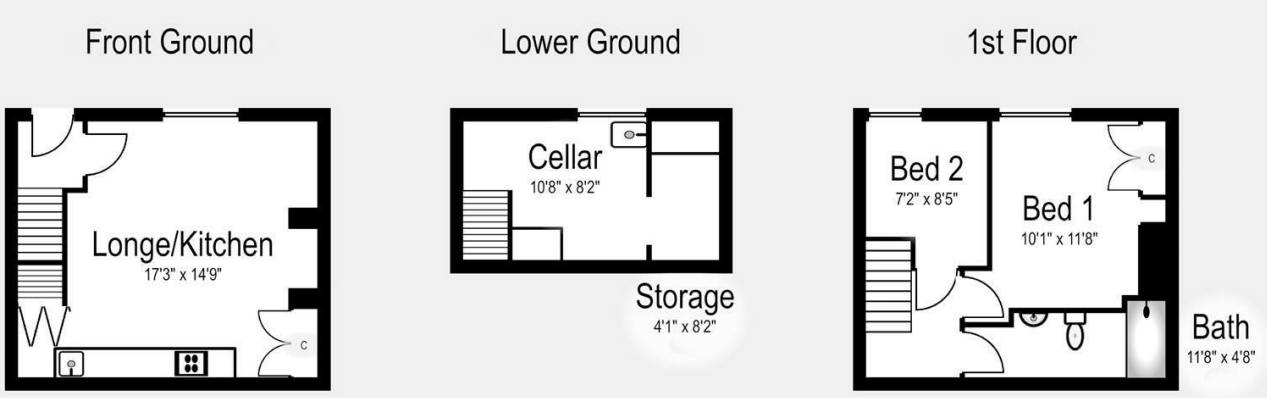


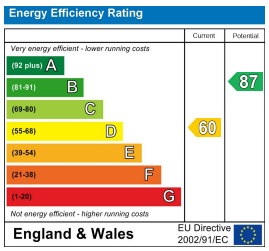
HD3 3QL
Internal - 629ft2

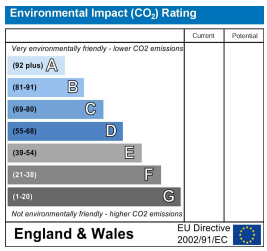
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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





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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