

Peter David

Properties Ltd

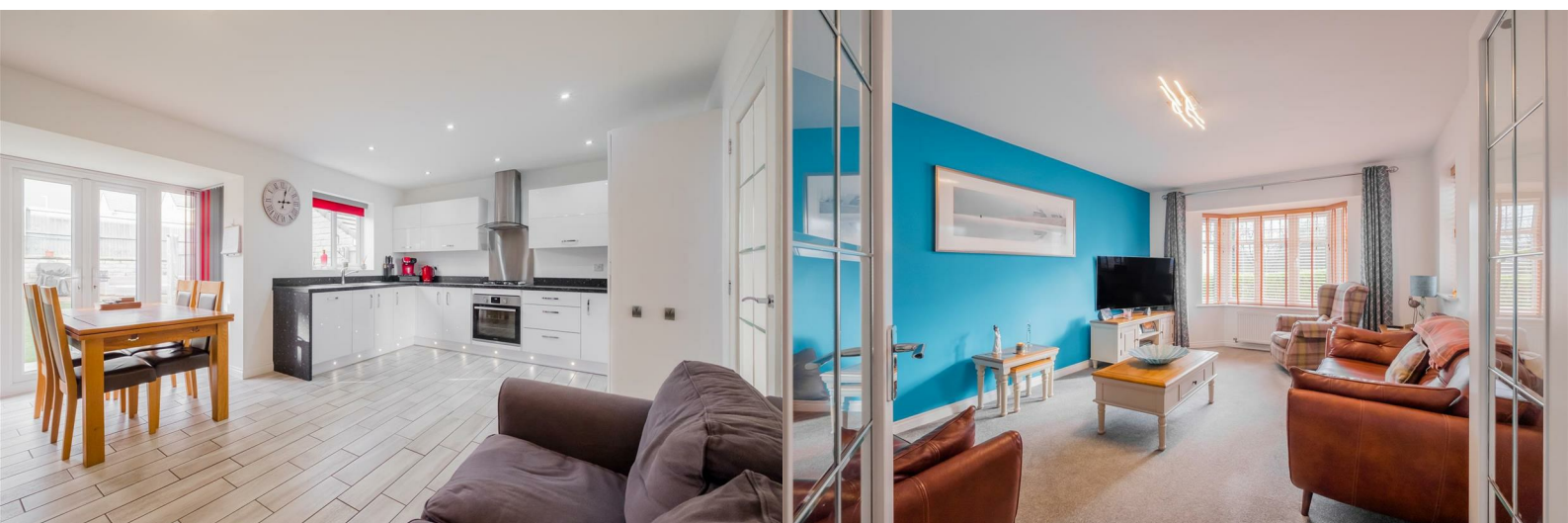
Residential Sales and Lettings



149 Yew Tree Road

Birchencliffe, Huddersfield, HD3 3QN

Offers over £400,000



149 Yew Tree Road

Birchenclyffe, Huddersfield, HD3 3QN

Offers over £400,000



* FOUR BEDROOM IMMACULATELY PRESENTED DETACHED PROPERTY * HARRON HOMES THE SETTLE V1 BUILD * INTEGRAL GARAGE *

Peter David Properties are proud to present to the open market this well-presented four-bedroom detached property, situated in the sought after locale of Birchenclyffe. Boasting an enviable position on the Oaklands Heath development, this residence is poised to capture significant attention. This spacious family home boasts a OPEN PLAN DINING KITCHEN, a LARGE DRIVEWAY, a INTEGRAL GARAGE and a FULL CCTV system!

Step inside a welcoming entrance hallway which provides access to the living room and open-plan kitchen/diner where the heart of the home unfolds. The high specification kitchen with a dining area benefits from stylish French doors opening out onto the rear garden, perfect for entertaining guests! Beyond these features, enjoy the convenience of a ground floor WC and a utility room with convenient access to the integral garage. The first floor features four stunning double bedrooms. The master bedroom includes a stylish en-suite and fitted wardrobes and there is a modern family bathroom, with both a bath and separate shower.

Located just off Ainley Top roundabout in the Harron Homes Oaklands Heath development and just a short drive from Huddersfield town centre and the M62 network, it provides an easy commute to the nearby cities of Leeds and Manchester. The popular Lindley village is just a short drive away offering an array of boutique shops, restaurants and bars. The property is also in the catchment area for Lindley Infant and Junior schools which OFSTED OUTSTANDING.

This property is decorated to a very high standard throughout and is ready-to-move-into. Built just five years ago the property has a 4 year NHBC GUARANTEE remaining. The true size and specification of this property can only be appreciated by internal viewing - book yours today!

Ground Floor -

Entrance Hallway

Enter the property through the composite front door into a spacious entrance hallway, tastefully adorned with luxury Kardean wood effect laminate flooring. Contemporary 10 panel glazed double doors lead into the lounge and a single

10 panel glazed door provides access to the open plan kitchen/diner. Additionally, a classic door provides access to the ground floor WC. Ascend the stairs, adorned with a grey carpet, to reach the first-floor accommodation.

Living Room

A well-appointed living room featuring a grey carpet and a PVCu bay window that overlooks the front garden and a PVCu window to the side allowing plenty of natural light to flow in.

Ground Floor WC

A partially tiled ground-floor WC with a wash basin and a WC. There is a PVCu privacy window to the side aspect.

Open Plan Kitchen/Diner

Moving through to the heart of this home is this contemporary luxurious kitchen. The space continues to uphold the high, modern aesthetic throughout, boasting white gloss matching wall and base units, a laminate work surface, and a 1.5 stainless steel sink and drainer. Integrated appliances comprise a four-ring gas hob, a electric oven, a dishwasher, a fridge/freezer and an extractor fan. The space is flooded with light from the PVCu window and the stylish PVCu French doors that open out onto the rear garden perfect for entertaining on warm summer evenings. The kitchen provides access to the utility room.

Utility Room

A useful utility room with white gloss wall units and tiled flooring flowing through from the kitchen. There are two spaces for appliances one of which has plumbing for a washing machine. A composite door leads out into the rear aspect of the garden and an integral door leads into the integral garage.

First Floor -

Landing

Ascend to the first-floor accommodation to the bright and airy landing, where a luxurious grey extends into all four double bedrooms. The landing provides access to the half-boarded loft accessed via a loft hatch and a useful airing cupboard.

Master Bedroom

An spacious master bedroom with the added benefit of two fitted wardrobes one of which has sliding glass doors. There is a PVCu window to the front elevation providing views of the park. Access to the en-suite.

En-Suite

A partially tiled en-suite with tiled flooring comprising of a WC, a wash basin and a shower unit with glass doors. There is a PVCu window to the side elevation.

Bedroom Two

A second spacious double bedroom with the added benefit of double wardrobes and a PVCu window overlooking the rear garden.

Bedroom Three

A third well proportioned double bedroom set to the front of the property with a PVCu window to the front elevation.

Bedroom Four

A fourth generously sized fourth bedroom with a double fitted wardrobes and a PVCu window overlooking the rear garden.

House Bathroom

A modern house bathroom adorned with tiled flooring. This sophisticated space features a WC, a wash basin, a bath, and a separate shower cubicle with sleek glass doors. Natural light pours in through the PVCu privacy window to the rear elevation.

Exterior

To the front of the property is a attractive block paved driveway (providing off road parking for two cars) leading to a single integral garage. The garage benefits from a electric powered door and lighting. Additionally, there is decorative slate chippings and mature shrubs. To the rear is a spacious garden fully enclosed with timber fencing including a patio area, a decked area and K9 artificial turf. The turf is conveniently installed designed to drain efficiently and eliminate odors. There is also the added benefit of a outdoor tap.

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



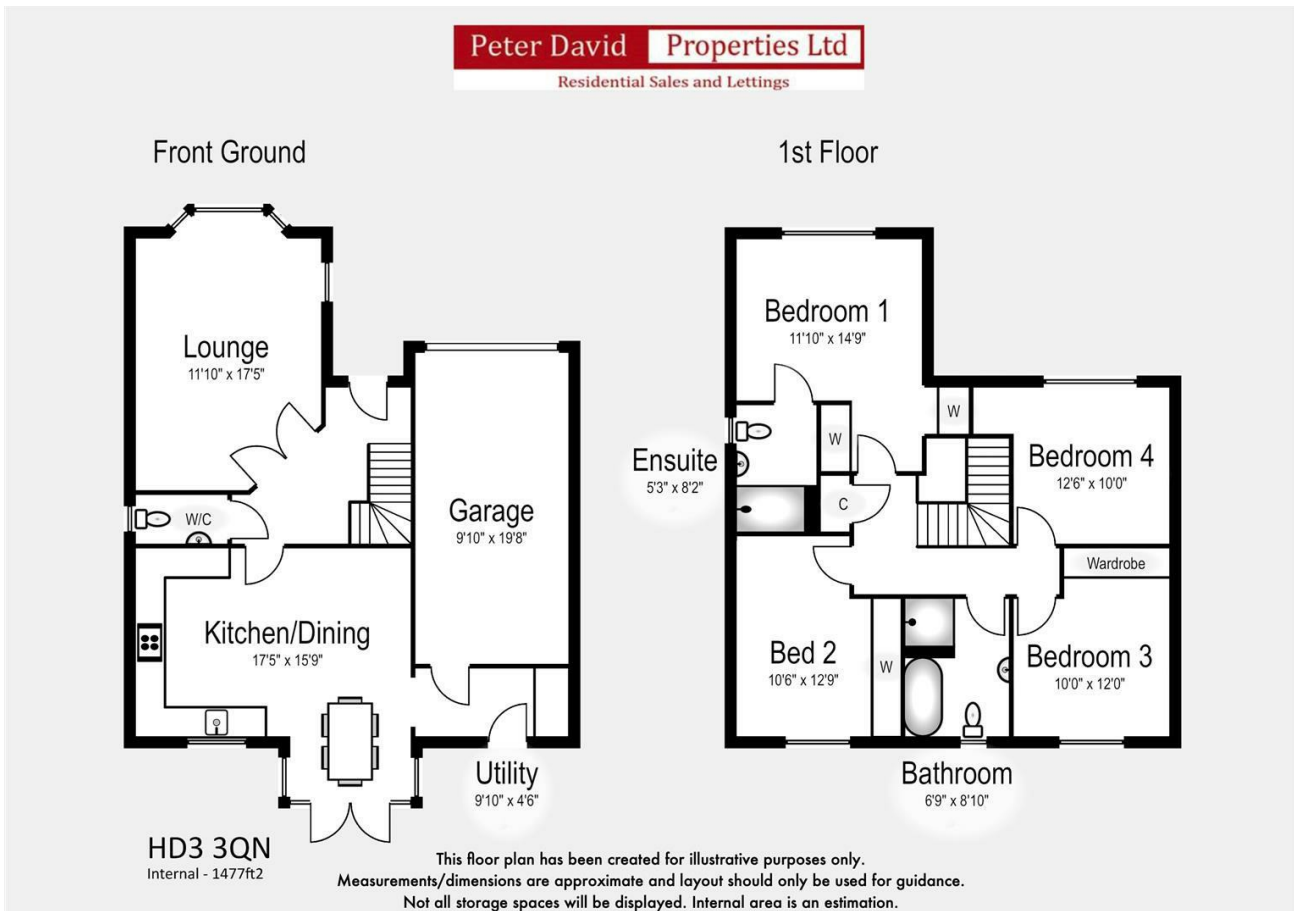
Hybrid Map



Terrain Map



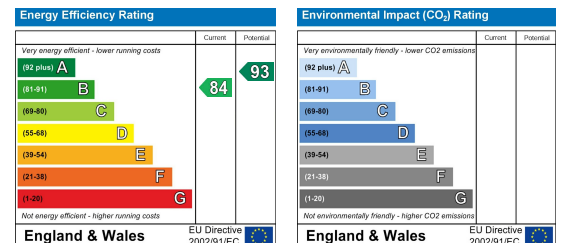
Floor Plan



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

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk