

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 54 Briarlyn Road

Lindley, Huddersfield, HD3 3NP

Offers in the region of £250,000



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## Entrance Hallway

Enter the property via a composite door into the L-shaped hallway. Benefiting from a large storage cupboard. Access to all other rooms.

## Kitchen

To the front of the property is the kitchen with Flotex carpet tile flooring, wood effect matching wall and base units, laminate work surfaces and tiled splashbacks. There is a free standing gas oven and hob and two further spaces for appliances, one with plumbing for a washing machine. A 1.5 stainless steel sink and drainer sits under a PVCu window overlooking the front garden. A further PVCu window to side aspect ensures this kitchen has plenty of natural light.

## Living Room

A spacious living room with an inset gas fire on a marble hearth and marble surround making an ideal focal point. A PVCu window overlooks the front aspect.

## Bedroom One

To the rear of the property is a large double bedroom with fitted wardrobes across one wall. PVCu window to rear aspect.

## Bedroom Two

A second double bedroom (currently used as a dining room) with PVCu patio doors leading out to the rear garden.

## House Bathroom

A fully tiled house bathroom with vinyl flooring. Comprising of: WC, a wash basin and a corner shower with glass sliding doors. Benefiting from chrome towel rail and mirror. PVCu privacy window to side aspect.

## Exterior

To the rear of the property is a private and enclosed garden with mature trees and shrubs. There is a paved patio area and a useful shed. To the front of the property is another garden with an abundance of mature shrubs and herbaceous borders. A tarmac driveway with parking for three cars leads to a single detached garage with an up and over door and benefiting from electrics, lighting and two windows.

## 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

**Peter David Properties Ltd**  
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Front

**HD3 3NP**  
Internal - 793ft<sup>2</sup>

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		EU Directive 2002/91/EC	

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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