

Peter David

Properties Ltd

Residential Sales and Lettings



60 Ainley Road

Birchencliffe, Huddersfield, HD3 3QX

Offers in the region of £275,000



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Entrance Hallway

Enter the property through a composite door into the entrance hallway with coir matting to the floor. Access to the living room and the office. Carpeted stairs rise to the first floor.

Living Room

A stylish and cosy living room with a multi fuel stove and a grey carpet. There is a large PVCu window to the front aspect with fitted day and night blinds. Access to the kitchen/diner.

Kitchen/Diner

A contemporary luxurious kitchen/diner set to the rear of the property. This kitchen/diner boasts grey matching wall and base units, laminate worksurfaces, laminate flooring, a composite sink and drainer and a breakfast bar providing seating for four people. Integrated appliances comprise of a four ring induction hob, an extractor fan, an electric oven, a fridge/freezer, a dishwasher and a microwave. Additionally there is large storage cupboard and ample space for a large dining table. French doors lead out to the rear garden and there is a large PVCu window with day and night blinds to the rear aspect. Access to utility room.

Utility

A useful utility room with grey matching wall and base units, laminate worksurfaces and grey laminate flooring. There is free standing space for a dryer, plumbing for washing machine and a stainless steel sink and drainer. A PVCy window to the side aspect with fitted day and night blind. Access to the WC and office.

WC

A useful ground-floor WC with a wash basin and a WC. Grey laminate flooring flows through from the utility.

Study

A useful second reception room that would make an ideal

office/study. There is a PVCu window to the front aspect which also has fitted day and night blinds.

Landing

Carpeted stairs rise to the first floor. Providing access to all bedrooms and the house bathroom. There is a fully boarded loft space with a pull down ladder.

Master Bedroom

A well-proportioned Master Bedroom that has luxury deep pile carpet Access to the en-suite. PVCu window to the front elevation with fitted day and night blinds.

En-suite

This en-suite has a grey laminate floor with the added benefit of underfloor heating and comprises of a WC, a wash basin and a shower unit with a rainhead and handheld shower and a glass doors. There is a PVCu window to the front elevation.

Bedroom Two

A second double bedroom with a a luxury grey carpet. There is a PVCu window to the front elevation.

Bedroom Three

A third double bedroom. PVCu window to the rear elevation.

Bedroom Four

A single bedroom with fitted wardrobes and PVCu window to the rear elevation.

House Bathroom

A luxury, modern house bathroom with laminate flooring and comprising of a WC, a wash basin, a bath with a overhead shower with both a rainhead and hand held and a glass screen. Also benefiting from a heated chrome towel rail and a large wall mirror wall. PVCu privacy window to the rear elevation.

Exterior

To the front of the property is a attractive gravel driveway (providing off road parking for two/three cars) . To the rear is a well-manicured lawn and patio area, mature shrubs and trees and surround by a timber fence. The rear has open views across fields.

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



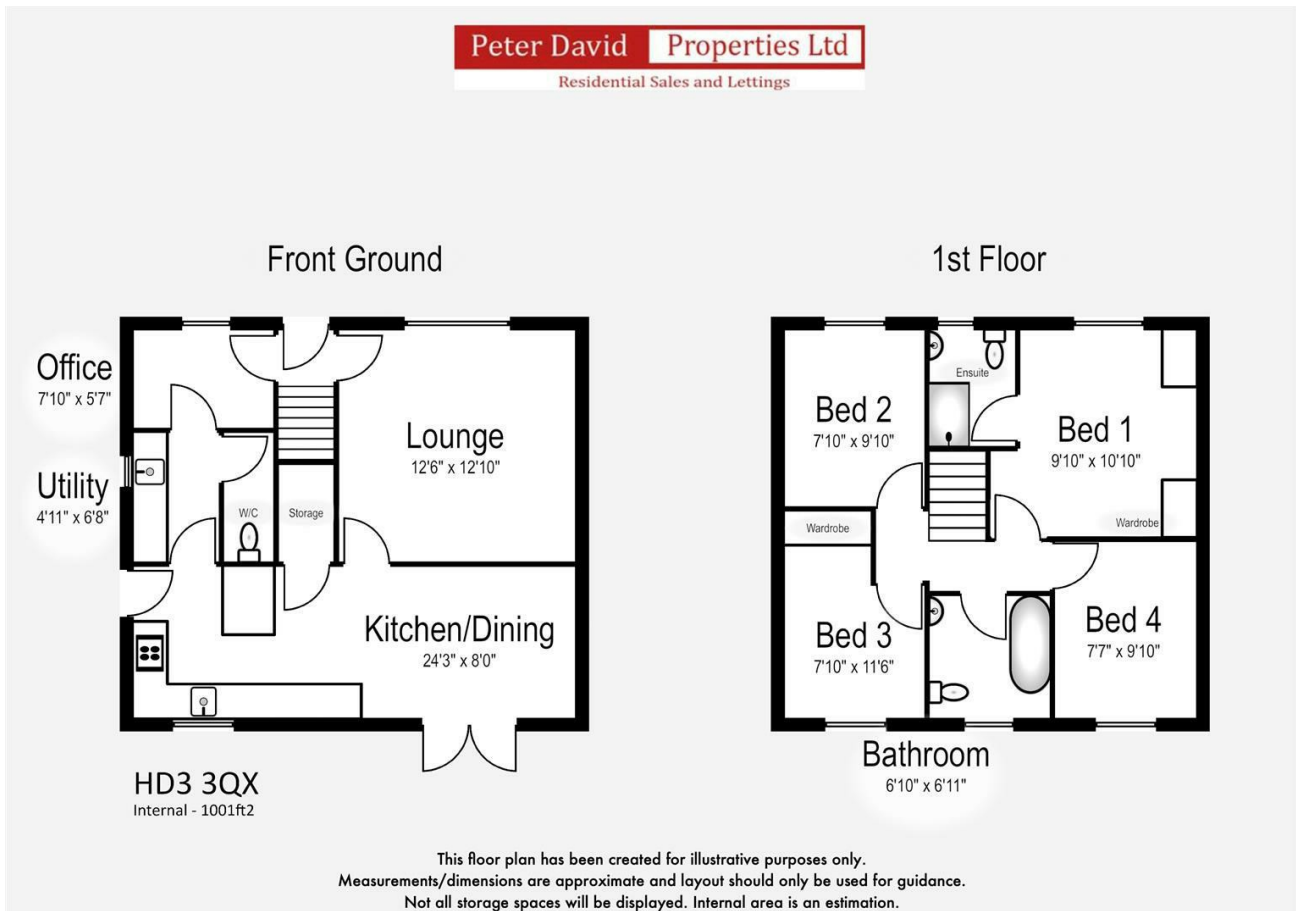
Hybrid Map



Terrain Map



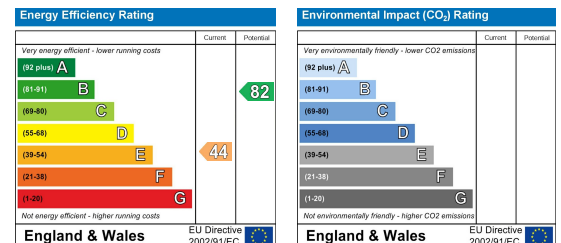
Floor Plan



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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