

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 20 Briarlyn Road

Lindley, Huddersfield, HD3 3NP

Offers in the region of £189,950





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## Entrance Hallway

Enter the property via a PVCu door into the hallway. Providing access to all rooms.

## Living Room

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

## Kitchen/Diner

To the rear of the property is kitchen/diner which is part carpeted and part laminate. There are wood effect matching wall and base units, laminate work surfaces with tiled splashback. There is an integrated gas oven and hob with extractor and plumbing for a washing machine. A 1.5 sink and drainer sits under a PVCu window overlooking the back garden. A further PVCu window ensures this kitchen has plenty of natural light. There is ample space for a dining table.

## Bedroom

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

## House Bathroom

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

## Exterior

To the rear of the property is a private and enclosed garden and there is also paved patio area. To the front of the property is another two gardens with an abundance of space and herbaceous borders. A tarmac driveway with parking for two cars leads to a single

detached garage with an up and over door and benefiting from electrics, lighting and two windows.

## Mortgages (Paragraph)

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 (Paragraph)

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

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Road Map



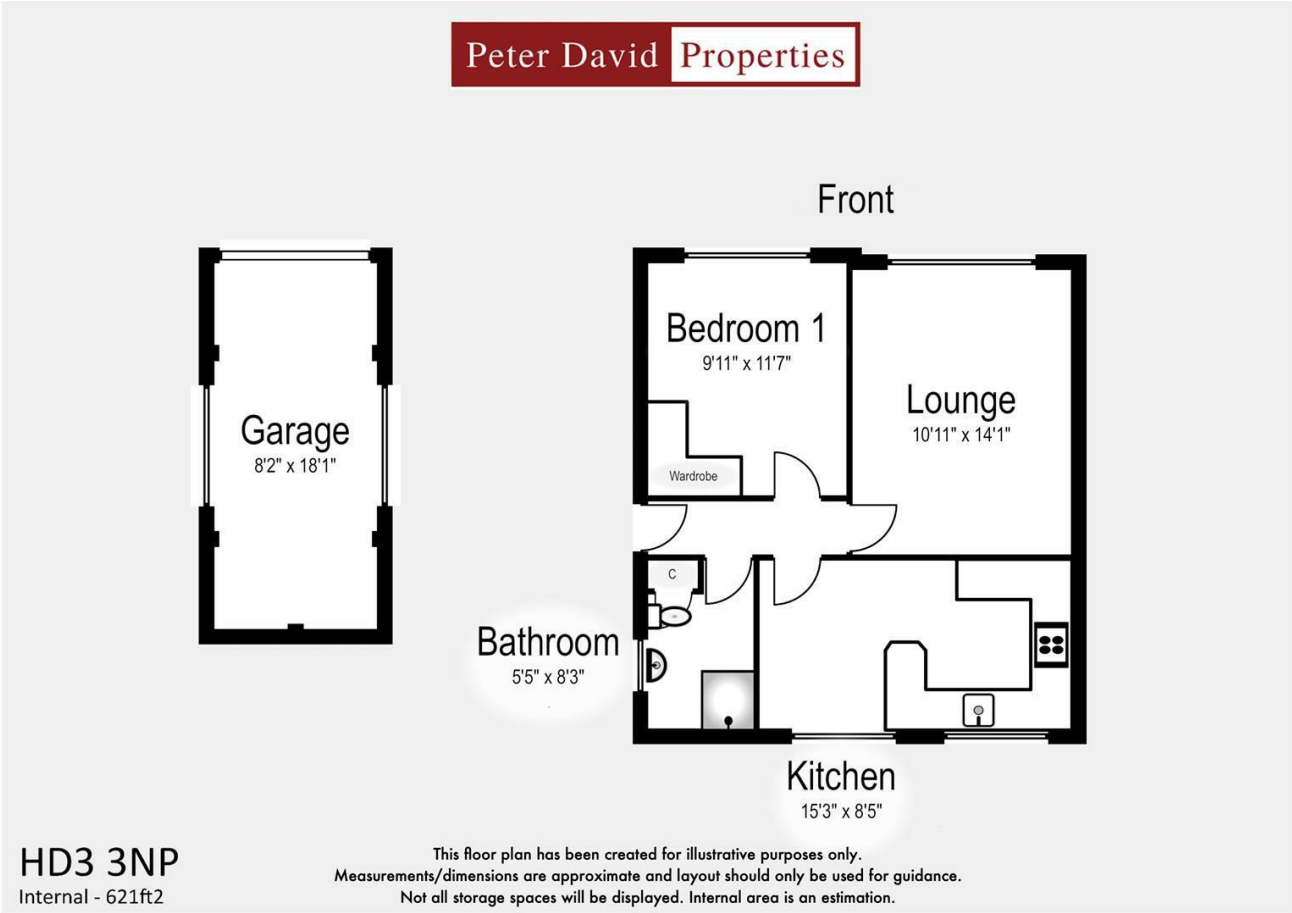
Hybrid Map



Terrain Map



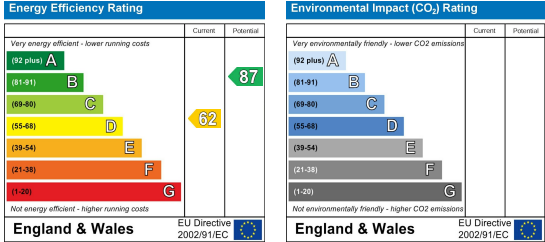
Floor Plan



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



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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](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)