

Peter David

Properties Ltd

Residential Sales and Lettings



136 Halifax Road

Birchencliffe, Huddersfield, HD3 3BX

Offers in the region of £109,000



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Entrance Vestibule

Enter the property through a PVCu door with a privacy PVCu window above. Access to the living room and stairs rise to the first floor.

Living Room

A spacious living room with neutral carpets and a PVCu window to the front aspect providing allowing natural light to flow in.

Kitchen

A lower ground floor kitchen with matching wood effect wall and base units, lino flooring and tiled splashbacks. There are three free standing spaces for appliances, one with plumbing for a washing machine. There is also a stainless steel sink and drainer which sits beneath a privacy PVCu window to the front aspect.

Landing

Carpeted stairs rise to first floor accommodation. Access to both bedrooms and the house bathroom with loft access.

Bedroom One

A spacious carpeted double bedroom with a PVCu window to the front aspect.

Bedroom Two

A second spacious double bedroom with a PVCu window to the front aspect.

House Bathroom

A partially tiled house bathroom with lino flooring. Comprising of: a WC, a ceramic sink and a bath with overhead shower. A PVCu privacy window to the front aspect.

Exterior

To the front of the property is a stone path leading to the front door and a tarmac drive with parking for one 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



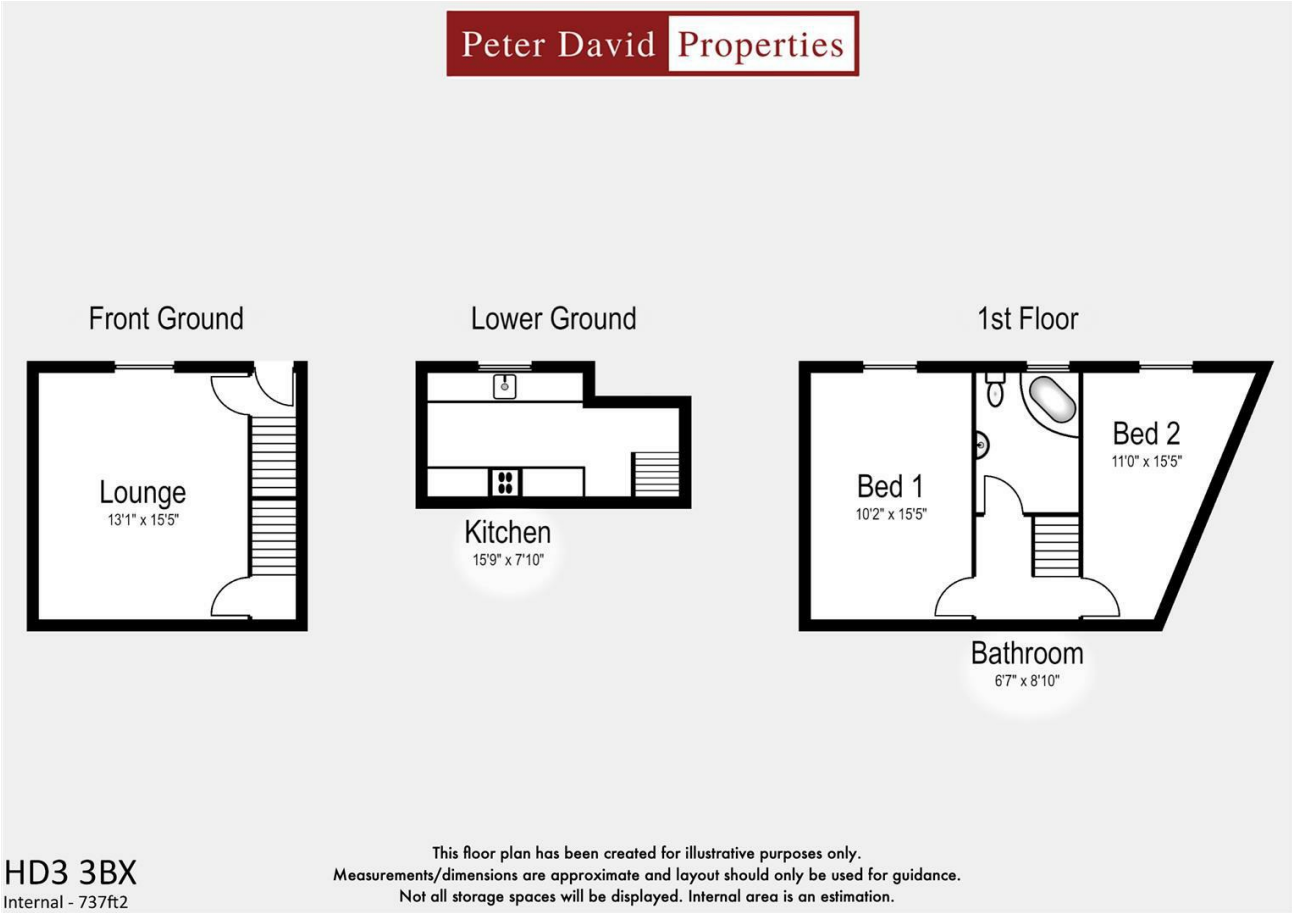
Hybrid Map



Terrain Map



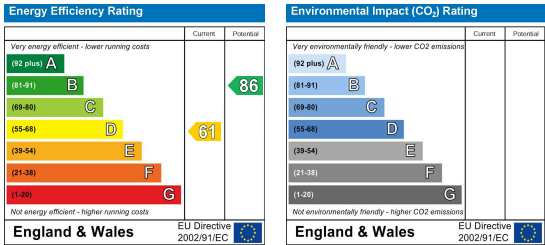
Floor Plan



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