



16 Clay Butts

Birkby, Huddersfield, HD2 2FW

Offers over £250,000



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Kitchen/diner

Enter the property through a PVCu door into the kitchen/diner with laminate flooring, matching wall and base units and laminate work surfaces with tiled splashbacks. Integrated appliances comprise of: an electric oven, induction hob and extractor. There are additional spaces for a fridge freezer and a dishwasher. A stainless steel sink and drainer sits beneath a PVCu window to the side of the property and there is an additional large PVCu window to the front of the property letting in plenty of natural light. Additionally, there is ample space for a family dining table.

Living Room

To the front of the property is a spacious living room with a central electric fire sat on a marble hearth creating the ideal focal point. There is a large PVCu bay window to the front aspect.

Bedroom One

A well appointed large double bedroom to the rear of the property. A PVCu window overlooking the rear garden.

Bedroom Two

A second double bedroom benefitting from fitted wardrobes. A PVCu window to the rear of the property.

Bedroom Three

A spacious single third bedroom currently utilised as a handy office. A PVCu to the side aspect.

House Bathroom

A modern partially tiled house bathroom with vinyl flooring. Comprising of: a WC, a wash basin, a bath and

a cubicle shower with a rain head shower and glass screen. PVCu privacy window to the side elevation.

Exterior

To the rear of the property is an enclosed garden with a patio and gravelled area. Benefiting from a shed to the rear. The exterior also benefits from access to the garage providing plenty of storage, electrics and plumbing. To the side of the property is a tarmac driveway with parking for up to three cars. To the front of the property is a well maintained lawn.

Mortgages

We recommend Chris Terry at Naomi Financial, 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



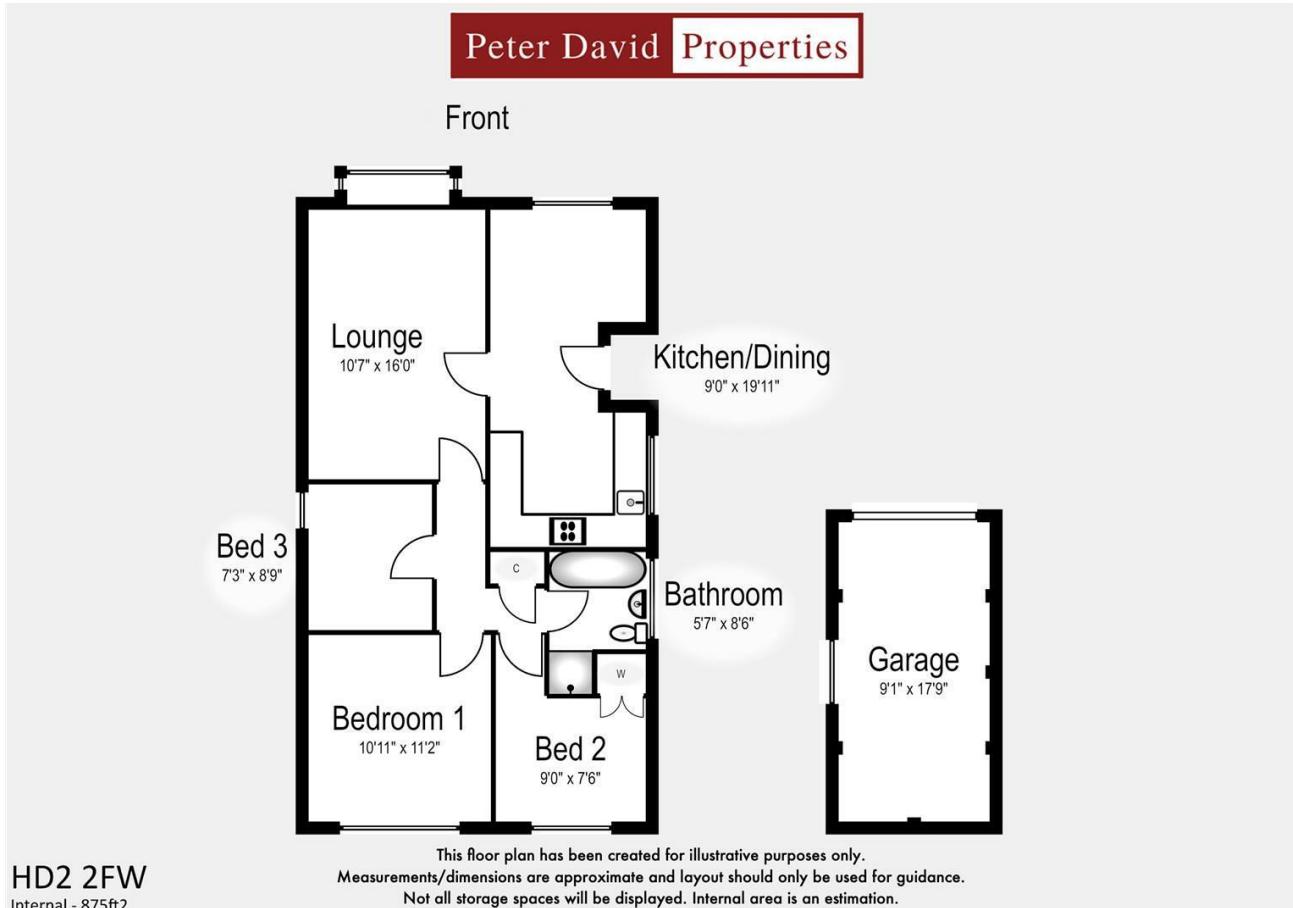
Hybrid Map



Terrain Map



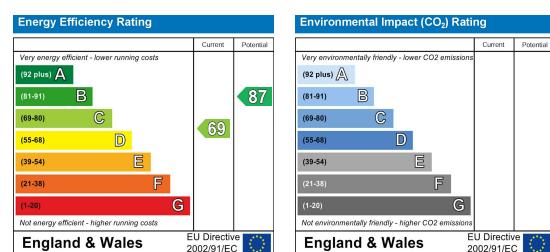
Floor Plan



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, HD7 5TT

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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