



58 Arnold Street

Birkby, Huddersfield, HD2 2TB

Offers in the region of £160,000



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Entrance Hallway

The property is accessed down the side by a PVCu door into the hallway. Carpeted stairs rise to the first floor. Access to kitchen/diner and living room.

Living Room

To the front of the property is this carpeted living room with a large picture window to front aspect.

Kitchen

To the rear is the kitchen/diner with vinyl flooring, matching wall and base units and laminate worksurfaces. Integrated appliances comprise of; an electric oven, a gas hob and an extractor. There is ample space for a dining table. Stairs lead down to the utility/cellar. PVCu window overlooks the rear garden.

Utility/Cellar

From the kitchen stairs lead down to this useful utility/cellar. The utility room has central heating, electrics and plumbing for a washing machine. A wooden door leads out to the rear garden. There are further rooms in the cellar which could be used for a variety of purposes.

Landing

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

Bedroom One

A large carpeted double bedroom with built in wardrobes. PVCu window to front elevation.

Bedroom Two

To the rear is a carpeted single bedroom with a PVCu window to rear aspect.

Bathroom

A house bathroom with acrylic panelling. Comprising of a WC, a wash basin and a bath with overhead shower and folding glass screen. Benefiting from a chrome towel rail and PVCu window.

Exterior

To the rear of the property is a large private and enclosed rear garden with a lawn and patio area. To the front is decorative gravelled garden.

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

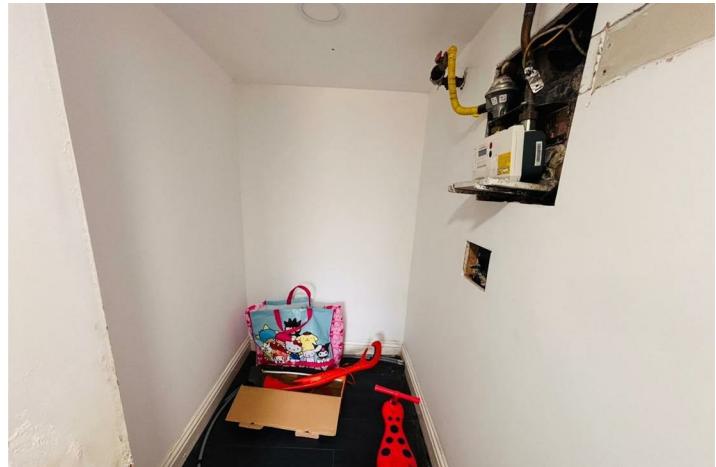
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



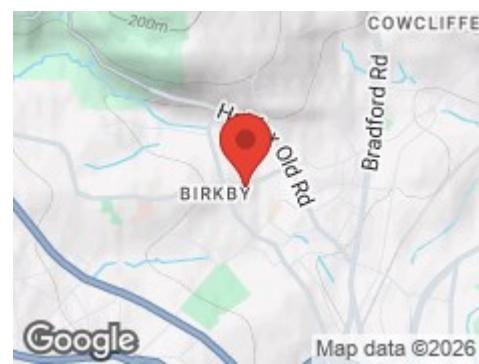
Road Map



Hybrid Map



Terrain Map



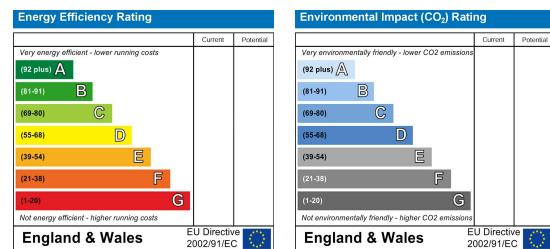
Floor Plan



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, 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 HD7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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