



116 Halifax Road

Birchencliffe, Huddersfield, HD3 3BS

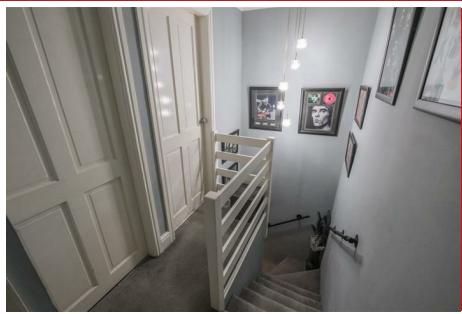
Offers in the region of £165,000



116 Halifax Road

Birchencliffe, Huddersfield, HD3 3BS

Offers in the region of £165,000



Entrance Hallway

Enter the property via a PVCu door with glass panelling into the hallway adorned with vinyl flooring. Access into the kitchen and carpeted stairs rise to the first floor accommodation. Benefiting from a PVCu window to the side aspect.

Kitchen

A contemporary kitchen with vinyl flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of; an eye level electric oven, an eye level microwave, an induction hob, an extractor fan, a sink and drainer, there is one freestanding space. There is ample space for a dining table and a PVCu window overlooks the garden. Leading off the kitchen is a door providing access to the cellar.

Living Room

A spacious yet cosy living room benefiting from a grey carpet and a gas fire set within a stone hearth. There are two PVCu windows to the front aspect.

Cellar

A useful cellar with plumbing for a washing machine and ample storage space.

Landing

Access to both bedrooms and the house bathroom. Benefiting from a large storage cupboard.

Bedroom One

A generously proportioned double bedroom with two PVCu windows looking out over the garden. There is also a large walk in wardrobe.

Bedroom Two

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

House Bathroom

A fully tiled house bathroom with vinyl flooring. Comprising of: a WC, a wash basin, a bath with overhead shower and a chrome towel rail. A PVCu privacy window to the front aspect.

Exterior

To the front of the property is a private tiered garden with multiple patio areas, artificial lawn and an abundance of mature shrubs and trees.

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.



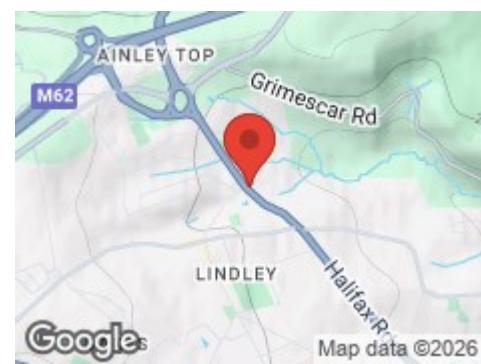
Road Map



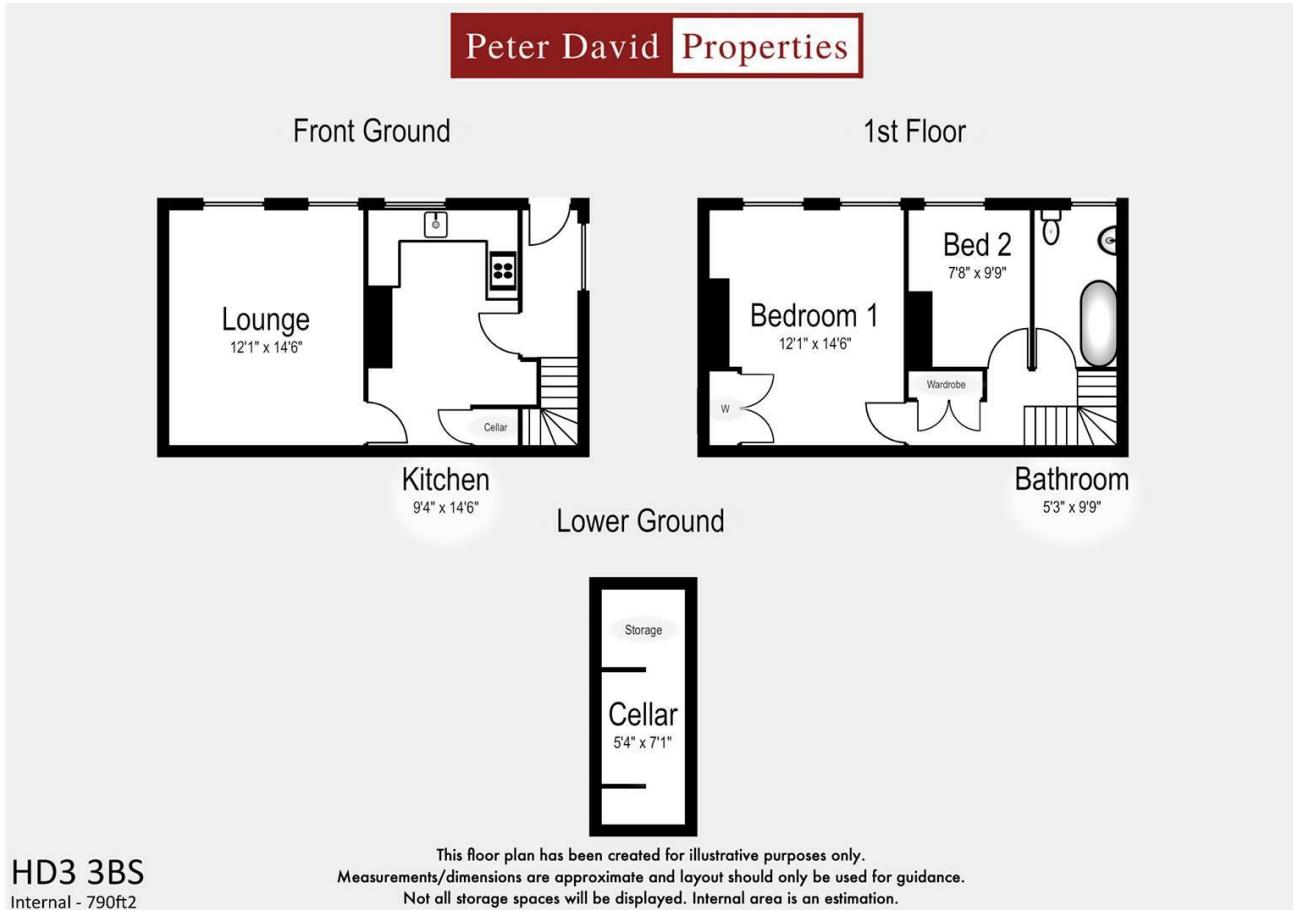
Hybrid Map



Terrain Map



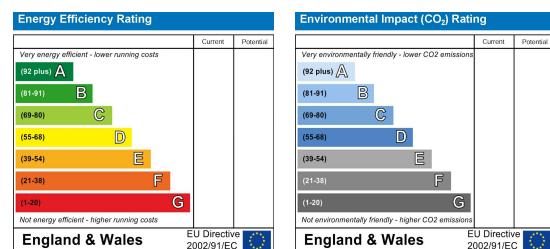
Floor Plan



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

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