

Peter David

Properties Ltd

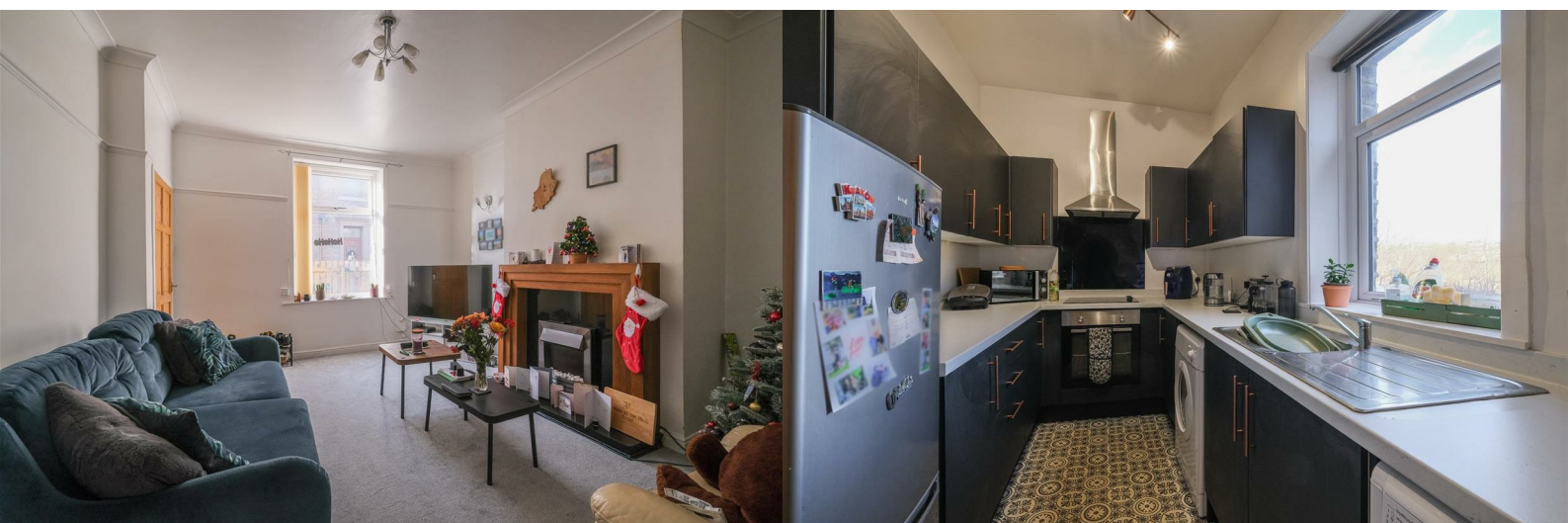
Residential Sales and Lettings



3 Barlbrough Place

Milnsbridge, Huddersfield, HD3 4PR

Offers in the region of £119,950



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Entrance Vestibule

Enter the property through a PVCu door into an entrance vestibule with coir matting.

Living Room

A spacious carpeted living room to the front of the property featuring an electric fire on a wood hearth making for an ideal focal point. A PVCu window to the front aspect allows for plenty of natural light.

Kitchen

To the rear of the ground floor is this modern kitchen with vinyl flooring and matching charcoal wall and base units with laminate worktops. Integrated appliances include: an electric oven, an induction hob with extractor fan. There are additional free standing spaces for a fridge freezer and a washing machine. A PVCu window to the rear elevation sat above a stainless steel sink.

Cellar

Accessed via the living room is a spacious cellar with useful storage options.

Landing

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

Bedroom One

A good size double bedroom to the front of the property with a large PVCu window to the front aspect.

Bedroom Two

A second double bedroom to the rear of the property with a PVCu window to the rear elevation.

Bedroom Three

A single third bedroom benefitting from useful storage space. A PVCu window to the front aspect.

House Bathroom

A fully tiled house bathroom set to the rear of the first floor. Comprising of: a bath with overhead shower and glass screen, A WC, and a wash basin. A privacy PVCu window to the rear elevation.

Exterior

To the front of the property is an enclosed yard useful for bin storage.

Mortgages

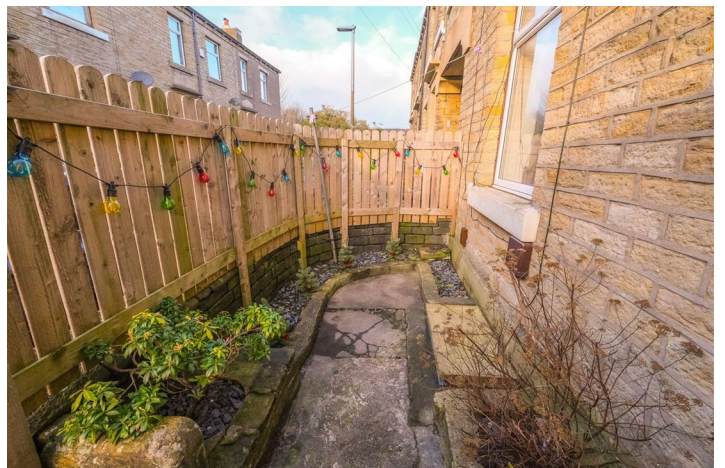
We recommend Chris Terry at Naomi Financial, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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



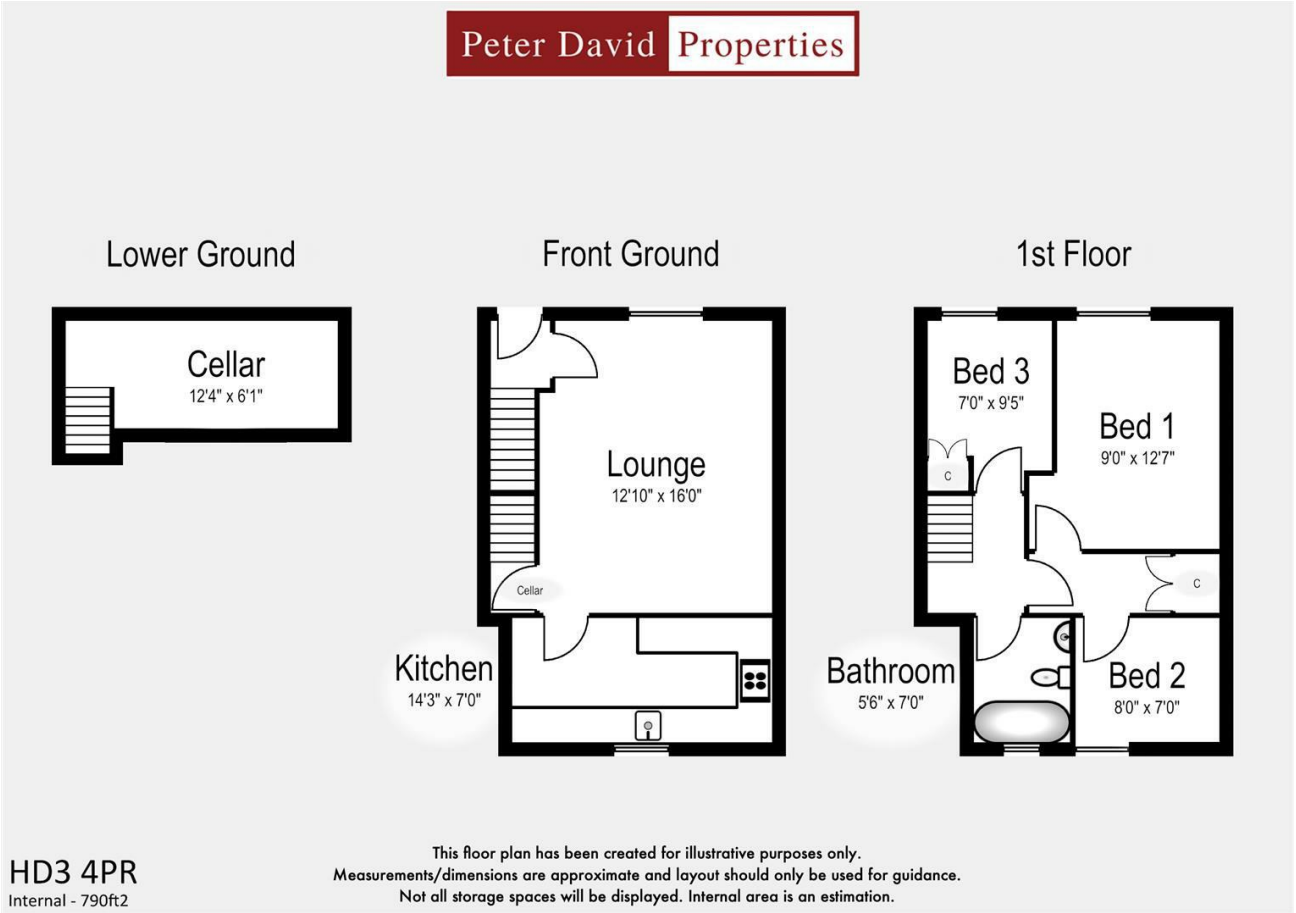
Hybrid Map



Terrain Map



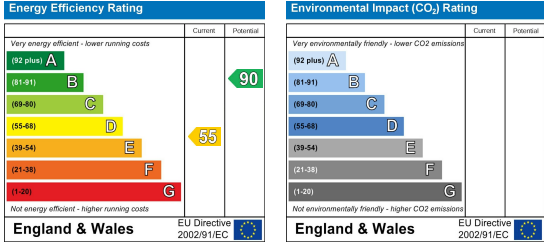
Floor Plan



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, 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