

Peter David

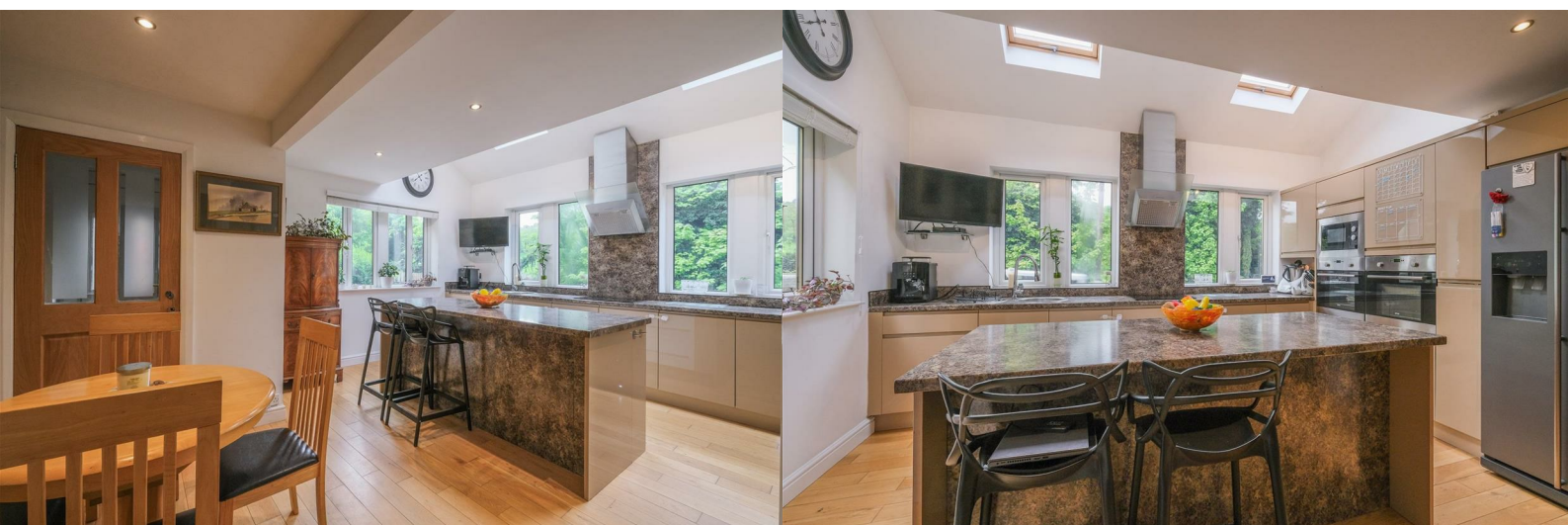
Properties Ltd

Residential Sales and Lettings



Burnley Road, Luddendenfoot

Offers Over £400,000





Nestled on Burnley Road in the charming village of Luddendenfoot, Halifax, this delightful three-bedroom detached house offers a perfect blend of comfort and functionality. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, ideal for families or those seeking extra space for guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

One of the standout features of this home is the garage, which offers ample storage or parking space, while the additional office and utility room on the ground floor provide practical solutions for modern living. Whether you work from home or simply need extra space for chores, this property caters to your needs.

The multi-level garden area is a true gem, offering a serene outdoor space for gardening enthusiasts or those who enjoy alfresco dining. This versatile garden can be transformed into a personal oasis, perfect for unwinding after a long day or hosting summer gatherings with friends and family.

In summary, this three-bedroom detached house on Burnley Road is an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its thoughtful layout and desirable features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home.

- 3 BEDROOM DETACHED PROPERTY
- OFFICE, UTILITY AND GARAGE ON GROUND FLOOR
- 3 BEDROOMS
- BATHROOM AND SHOWER ROOM
- LARGE DRIVEWAY AND GARAGE
- GARDENS
- COUNCIL TAX BAND D
- EPC RATING TO FOLLOW

Accommodation

Ground Floor

Driveway and Garage

31'7" x 16'4" (9.65 x 5.0)

Office

10'1" x 11'3" (3.08 x 3.43)

Utility

7'1" x 11'3" (2.18 x 3.43)

First Floor

Kitchen/ Diner

14'1" x 16'8" (4.3 x 5.1)

Lounge

12'1" x 26'10" (3.7 x 8.2)

Bedroom 3

10'1" x 10'2" (3.08 x 3.1)

Bathroom

9'7" x 6'3" (2.93 x 1.93)

Second Floor

Bedroom 1

11'11" x 14'9" (3.65 x 4.5)

Bedroom 2

14'1" x 14'9" (4.3 x 4.5)

Shower room

10'0" x 5'2" (3.05 x 1.6)

External

Directions

Please use HX2 6AR for satnav

PLEASE NOTE

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

Peter David Properties Ltd
Residential Sales and Lettings

Utility 2175 x 3425

Office 3075 x 3425

Garage 9650 x 5000

K / Diner 4300 x 5100

Lounge 3700 x 8200

B3 3075 x 3100

Bath 2925 x 1925

B2 4300 x 4500

B1 3650 x 4500

HX26AR
Internal - 171m²

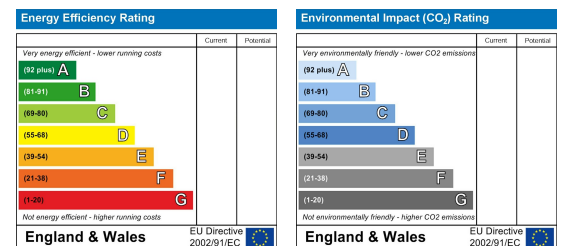
Shower room
3050 x 1600

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 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.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

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