

# Peter David

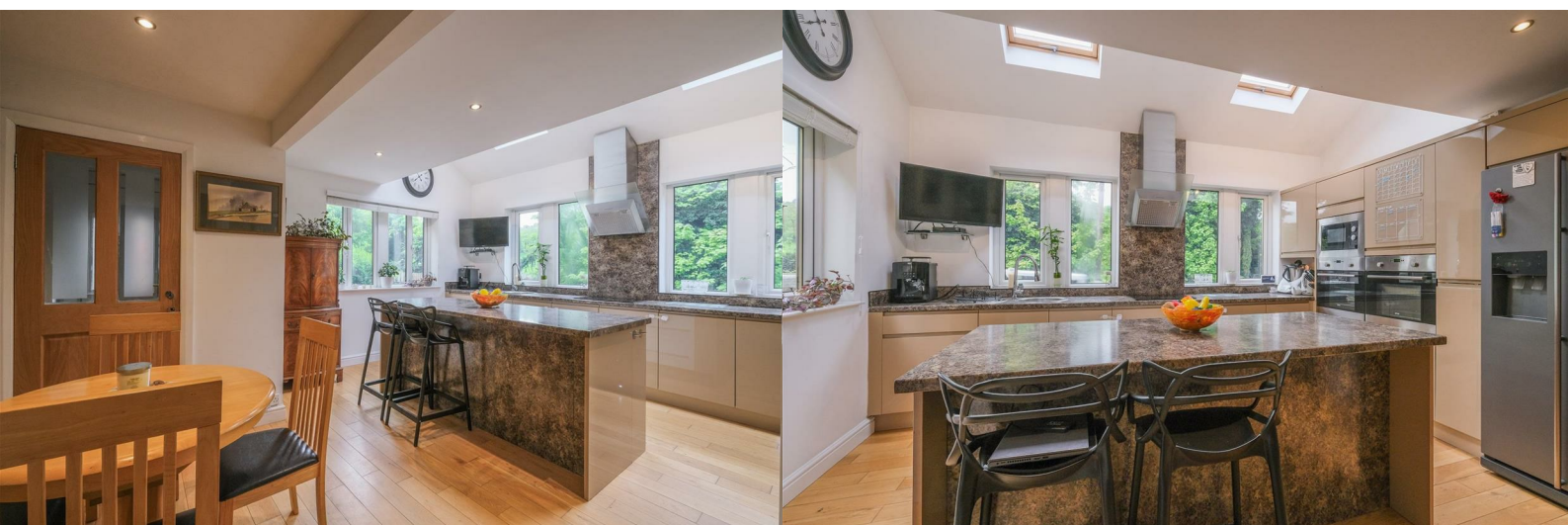
# Properties Ltd

Residential Sales and Lettings



## Burnley Road, Luddendenfoot

£375,000





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

**B2** 4300 x 4500

**B1** 3650 x 4500

**Shower room** 3050 x 1600

**K / Diner** 4300 x 5100

**Lounge** 3700 x 8200

**B3** 3075 x 3100

**Bath** 2925 x 1925

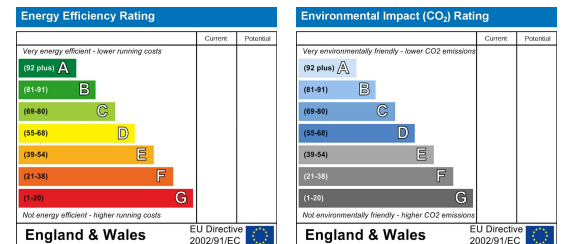
**HX26AR**  
Internal - 171m<sup>2</sup>

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



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