Peter David Properties Ltd

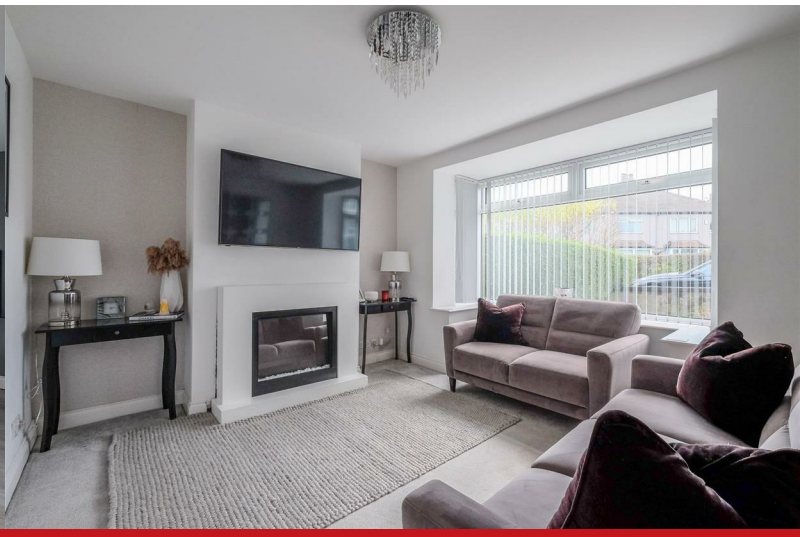
Residential Sales and Lettings

22 Burniston Drive

Oakes, Huddersfield, HD3 3PR

Offers in the region of £280,000

3 1 1 D



22 Burniston Drive

Oakes, Huddersfield, HD3 3PR

Offers in the region of £280,000

Entrance Porch
Enter the property via this useful porch with laminate flooring and PVCu windows to two sides. PVCu door to front.

Hallway
Enter via a composite door into the hallway with laminate flooring. Carpeted stairs rise to the first floor accommodation. Access to living room and kitchen diner. Benefitting from understairs storage.

Living Room
To the front of the property is this light and airy living room with a neutral carpet and a standalone electric living flame fire taking pride of place. PVCu bay window to front aspect.

Kitchen/Diner
The hub of the home is this modern kitchen diner with laminate flooring and hi white gloss matching wall and base units. Integrated appliances comprise of: an electric oven, an electric hob, a fridge freezer, a dishwasher and an inset 1.5 stainless steel sink under a PVCu window overlooking the rear garden. Benefiting from a walk in storage cupboard. The dining area has ample space for a family dining table and a PVCu window overlooks the rear garden. A PVCu door leads through to the ground floor WC and a wooden door leads through to the integral garage. PVCu door leads out to the rear.

Ground Floor WC
A ground floor WC with vinyl flooring. Comprising of WC and wash basin. Benefiting from a chrome towel rail and PVCu privacy window to rear.

Landing
Carpeted stairs rise to the landing with PVCu window to side aspect. Access to bedrooms and house bathroom.

Bedroom One
To the front of the property is this spacious double bedroom with fitted wardrobes across one wall. PVCu window to front elevation

Bedroom Two
A second double bedroom with fitted wardrobes across one wall. PVCu window to rear aspect.

Bedroom Three
A single bedroom with PVCu window to front aspect.

House Bathroom
A modern fully tiled house bathroom with laminate flooring. Comprising of WC, a wash basin, a bath and a corner shower unit with rainhead shower and glass sliding doors. PVCu privacy window to rear elevation.

Exterior
To the rear of the property is a large private and enclosed garden with a lawn and a decked area, ideal for entertaining or for children to play. Access down the side to the front of the property. To the front is an enclosed garden with a lawn and and a tarmac driveway (off road parking for one car) leading to a single integral garage with an up an over door and benefiting from electrics and plumbing for a washing machine.

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.

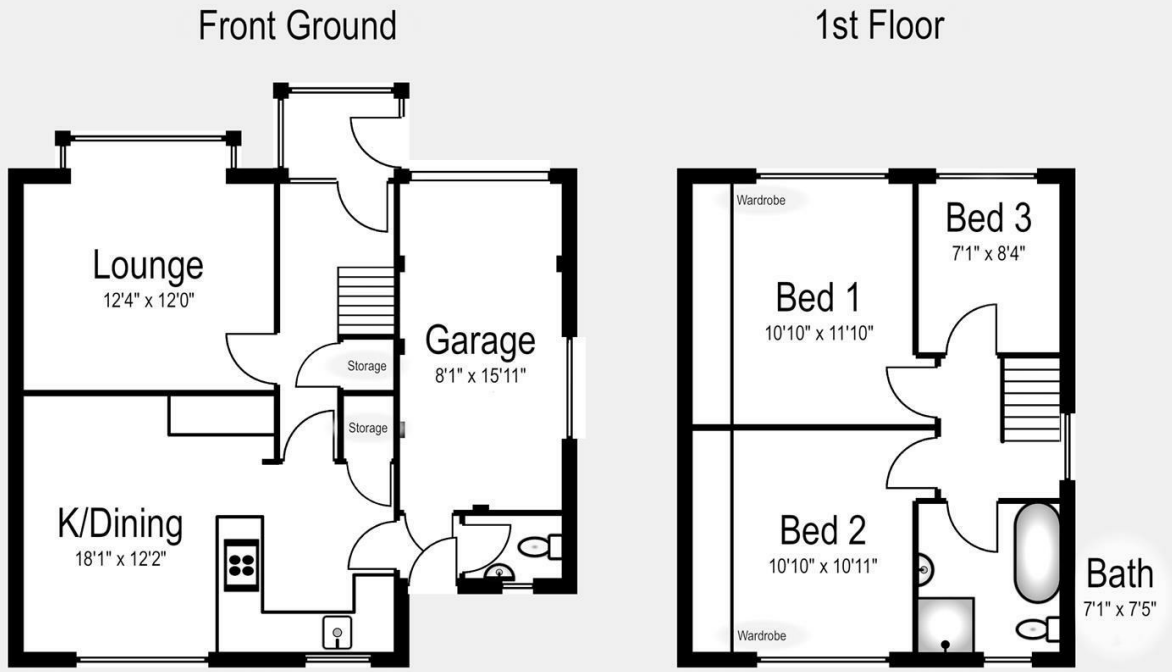
Road Map

Hybrid Map

Terrain Map

Floor Plan

Peter David Properties Ltd
Residential Sales and Lettings



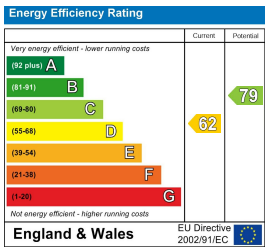
HD3 3PR
Internal - 1007ft2

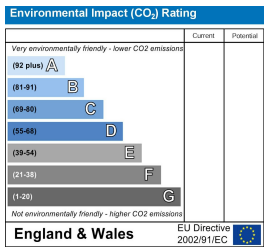
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 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
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 HX7 8EF
T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG
T: 01484 719191
E: huddersfield@peterdavid.co.uk