Peter David Properties Ltd

Residential Sales and Lettings

5 Burwood Road

Lindley, Huddersfield, HD3 3EG

Offers over £225,000

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Ground Floor -

Entrance Hallway
Enter the property via an elegant wooden door with a stained glass window into a large and spacious hallway. Providing access to all rooms.

Living Room
A spacious living room with a neutral carpet and a large PVCu window overlooking the front garden. An inset gas fire takes pride of place on a stone hearth and surround. There is a further PVCu double glazed window to side aspect.

Kitchen/Diner
A partially tiled kitchen diner with Linoleum and carpeted flooring, matching wooden wall and base units, laminate work surfaces and benefiting from a stainless steel sink and drainer. Integrated appliances comprise: a RangeMaster dual electric oven, a gas hob and an extractor fan. There are three free standing spaces for appliances, one with plumbing for a washing machine and ample space for a dining table. There is a large PVCu window overlooking the rear aspect and a PVCu door providing access to the rear garden.

Bedroom One
A spacious double bedroom with fitted wardrobes along one wall. Benefiting from a large PVCu window to the front aspect.

Bedroom Two
A further double bedroom to the rear of the property with a PVCu window to rear aspect.

House Bathroom
A fully tiled house bathroom with linoleum flooring comprising of a: WC, a wash basin, a shower cubicle with glass panels and door. Benefiting from a ceramic towel rail and PVCu privacy window to the rear.

Exterior
To the front of the property there is an enclosed paved yard with an abundance of mature trees and shrubs. A paved driveway (with parking for three cars) leads to a single detached garage. To the rear of the property is a south-facing garden with a lawn and paved patio with surrounding trees and perennial plants, creating a private and enclosed space, perfect for relaxing or entertaining guests.

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

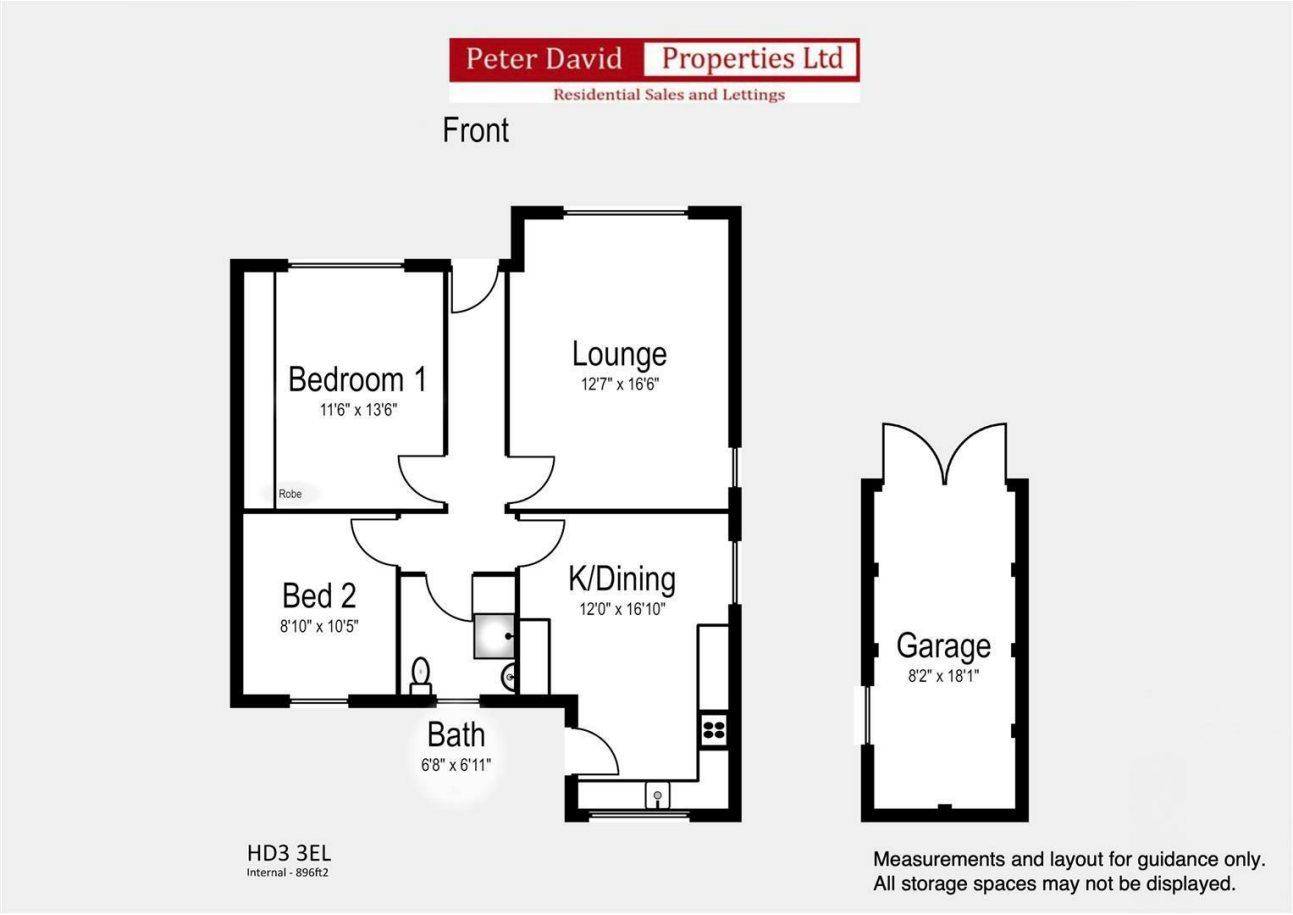
property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly 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

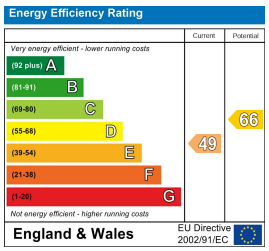
Floor Plan

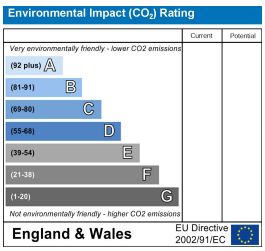


Viewing

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.

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