

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 43 Burn Road

Huddersfield, HD3 3BT

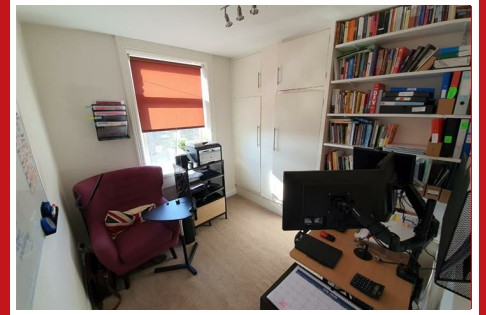
£126,950



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**\*ATTENTION FIRST TIME BUYERS \* DOUBLE FRONTED MID-TERRACE\***

Peter David Properties are pleased to present to the open market this double fronted two bedroom mid-terrace with beautiful views across the Grimescar valley. Located in within a desirable residential area but with a rural feel this property is just a short walk from the sought after Lindley village and all its amenities within.

The property benefits from double glazing and gas central heating throughout and comprises: a kitchen, a living room, a house bathroom, a cellar and two double bedrooms. Externally there is a private and enclosed low maintenance flagged garden with on street parking.

It is a perfect location to access surrounding towns and cities such as Brighouse, Huddersfield, Leeds and Manchester via local transport links or the M62 network.

## **Kitchen**

Enter the property through a PVCu door directly into the kitchen. The kitchen has matching wall and base units, laminate work surfaces and vinyl wood flooring. Integral appliance comprise of, an oven, a gas hob and a sink and drainer. There is space for 2 free standing appliances and a PVCu window to the front aspect.

## **Living Room**

Enter this spacious living room with its original stone flooring, stone fireplace and hearth with wood burning stove which takes pride of place. Featuring a large built in storage unit and bookshelf. Access to stairs and

cellar through solid wood doors. PVCu window to front aspect.

## **Cellar**

A useful cellar with the benefit of lighting and electrics.

## **Bedroom One**

A spacious double bedroom with far reaching views across the Grimescar valley. Benefiting from a neutral carpet and PVCu window to front elevation

## **Bedroom Two**

A second double bedroom benefiting from a large built in wardrobes and bookshelf. PVCu window to front elevation.

## **House Bathroom**

A partially tiled house bathroom comprising: a WC, hand basin and corner bath with overhead shower, laminate flooring and mirrored cabinet.

## **Exterior**

Externally the property benefits from an enclosed and private low maintenance flagged garden with timber fencing and gate to one side.

## **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



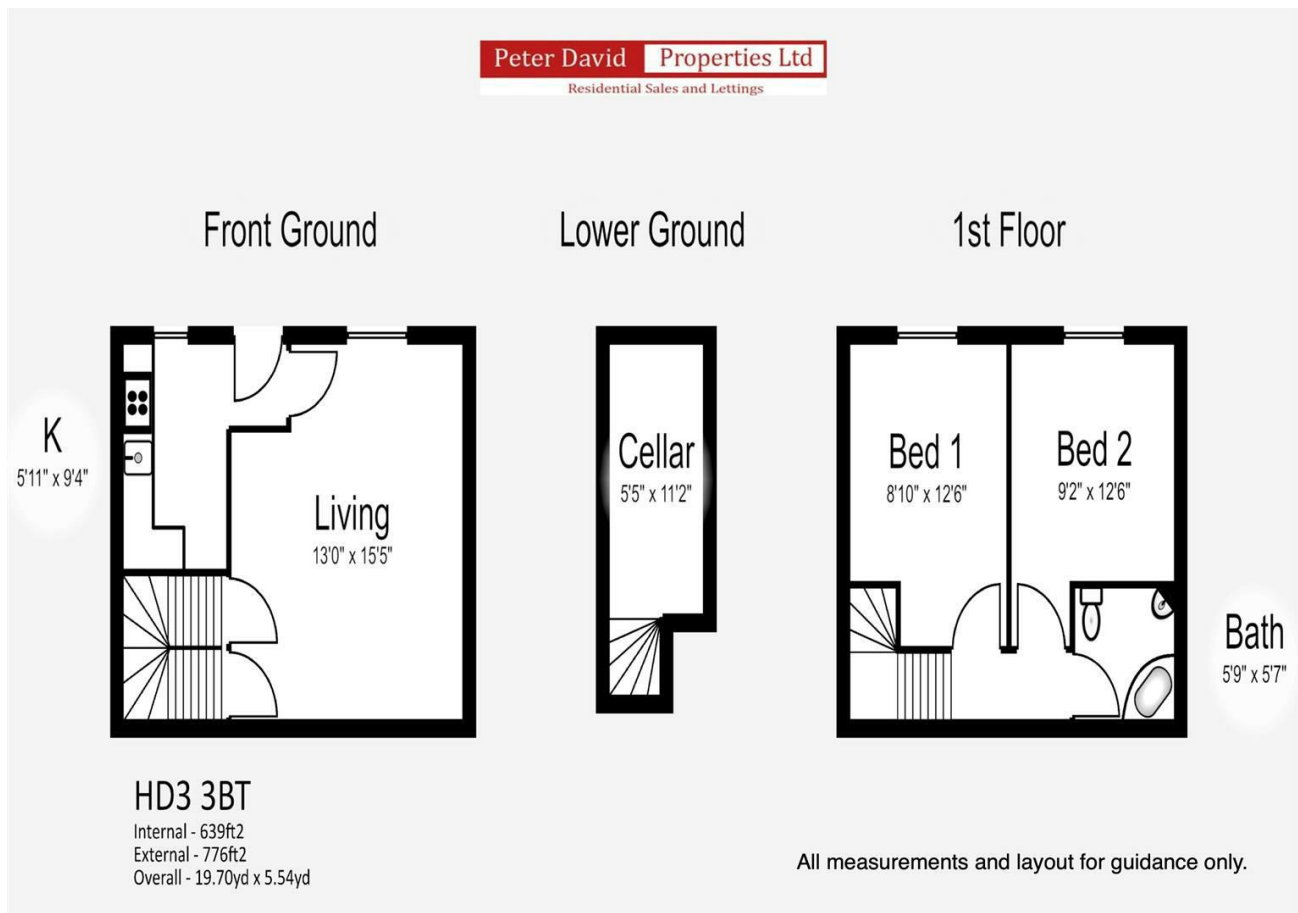
## Hybrid Map



## Terrain Map



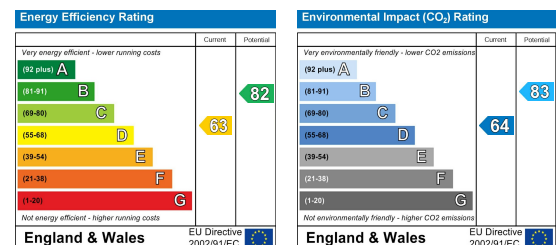
## Floor Plan



## 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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