

Peter David

Properties Ltd

Residential Sales and Lettings



## 55 Burn Road

Birchencliffe, Huddersfield, HD3 3BT

Offers in the region of £700,000



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## Ground Floor -

### Entrance Vestibule

Access the property through a solid wood door into a stone flagged vestibule with two windows to front aspect. Double doors leading through to the hallway.

### Hallway

A large and spacious hallway featuring a fire place with copper hood. Laminate wood effect flooring and access to all ground floor accommodation. Stairs leading down to lower ground floor. Large window to front aspect with splendid views.

### Kitchen

A light and spacious kitchen featuring high gloss matching wall and base units, laminate work surfaces, tiled splashbacks and tiled effect flooring. Integrated appliances comprise of: an electric double oven, an induction hob and extractor fan. Also benefitting from a double stainless steel sink with insinkerator. Large window to front aspect and access to utility room and integral double garage.

### Utility

A useful utility room with plumbing for a washing machine, large storage cupboard and space for three free standing appliances. Linoleum flooring and window to rear.

### Integral Garage

A very large double integral garage with electric up and over doors. There is a storage cupboard housing the boiler and further doors to the side and rear.

### Living Room

A large and spacious dual aspect living room with windows to front and side providing fantastic views and allowing plenty of natural light. Laminate flooring and air flow heating.

### Landing/Hallway

A spacious landing/hallway with laminate wood flooring. Stairs to lower ground floor accommodation.

## Master Bedroom

A large double bedroom with built in wardrobes. Linoleum flooring and window to side.

## Bedroom Two

A double bedroom with built in wardrobes. Laminate flooring and window to rear.

## Bedroom Three

A further double bedroom with built in wardrobes, laminate flooring and window to rear.

## Bedroom Five

A double bedroom currently used as a dining room. Laminate flooring and window to front aspect.

## Bathroom

A partially tiled bathroom with four piece suite comprising of: WC, hand basin, bath, and shower cubicle. Window to rear.

## WC

Partially tiled ground floor WC comprising: WC, hand basin with vanity unit and privacy window to rear.

## Orangery

A solid wood orangery with fantastic views into the rear garden. Benefiting from a solid wood floor and French doors providing access to the rear garden.

## Lower Ground -

### Second Reception Room

A dual aspect second reception room with Parquet flooring and French doors to front aspect.

### Bedroom Four

A single bedroom with built in wardrobes and window to side aspect.

### Lower ground floor Bathroom

A partially tiled three piece bathroom with WC, hand basin and bath with overhead shower. Tiled flooring.

## Storage Room/Greenhouse

A large storage room which could be converted to another reception room/bedroom. Access to greenhouse.

## Exterior

This property sits on a substantial plot of land with the potential for development. To the front there is a large driveway (providing parking for up to eight cars) leading to a double garage. Also situated to the front is a large lawned area with feature pond and an abundance of mature shrubs and trees. To the rear there is a private and enclosed garden with patio, gravelled area and lawn with mature shrubs and trees.

## PRE PLANNING PERMISSION

Please contact the Peter David Properties for further information

## 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



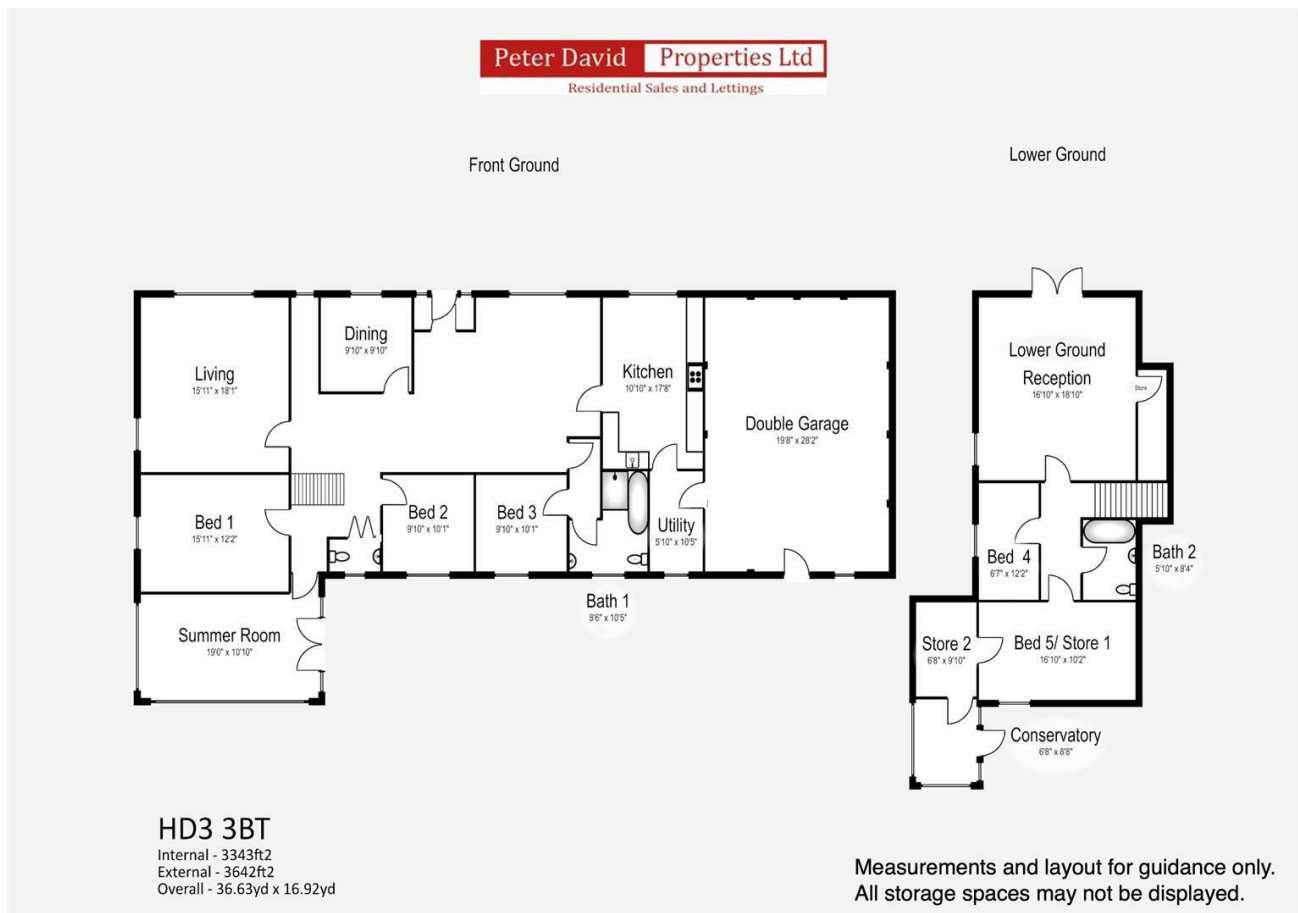
## Hybrid Map



## Terrain Map



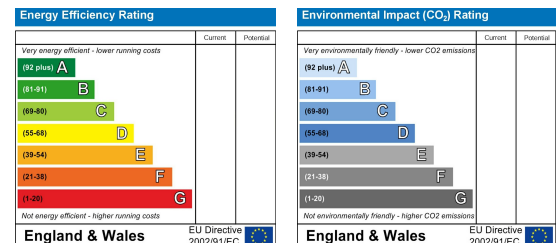
## Floor Plan



## 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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