Peter David Properties Ltd

Residential Sales and Lettings

31 Burn Road

Birchencliffe, Huddersfield, HD3 3BT

Offers in the region of £139,950

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Entrance Porch
Enter the property via a wooden front door into a porch with laminate flooring and a PVCu window to the side aspect. A opening leads into the living room.

Living Room
A spacious living room with a PVCu window to the front and a red carpet. An electric fire sits on a stone hearth and there is a decorative stone chimney breast above. Exposed beams to the ceiling give the property a traditional feel and an open staircase leads to the first floor.

Kitchen
Accessed via an archway from the living room is the kitchen featuring cream and wooden matching wall and base units, laminate worktops and tiled splash backs. Integrated appliances comprise a dual oven, a gas hob and there is also plumbing for a washing machine. There is a stainless steel sink and drainer, vinyl flooring and a large under-stairs storage cupboard.

Landing
A spacious landing providing access to the bedrooms and bathroom. A red carpet flows throughout and there is a loft hatch leading to the loft space.

Bedroom One
A double bedroom with laminate flooring and built-in cupboards across one wall. There is a PVCu window to the front elevation.

Bedroom Two
A second double bedroom with laminate flooring, built-in cupboards to one wall and a PVCu window to the front.

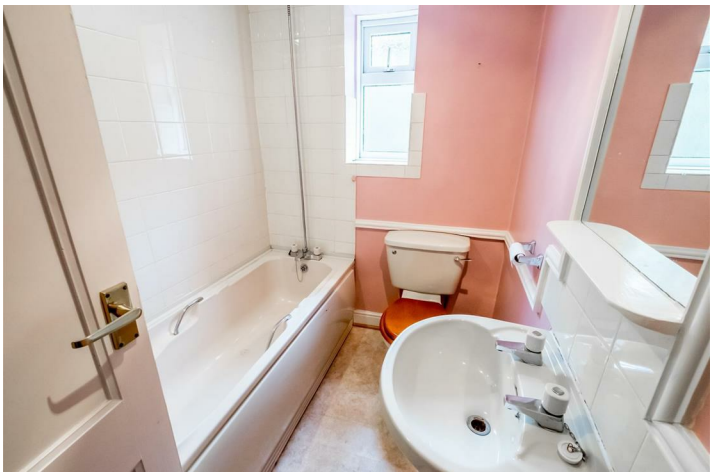
Bathroom
A partially tiled bathroom with vinyl flooring and a PVCu privacy window to the side aspect. The bathroom includes a WC, wash basin and a bath with overhead shower.

Exterior
Externally the property offers a paved garden to the front with a raised flower bed with mature plants and shrubs.

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

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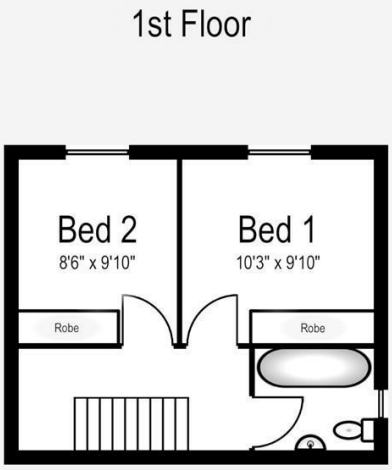


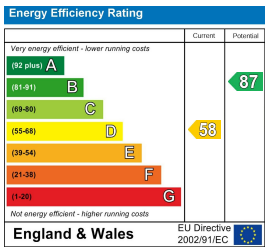
HD3 3BT
Internal - 590ft2
External - 701ft2
Overall - 17.99yd x 6.69yd

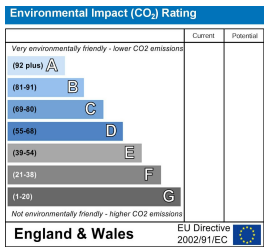
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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