Peter David Properties Ltd

Residential Sales and Lettings

33 Burn Road

Birchencliffe, Huddersfield, HD3 3BT

Offers in the region of £139,950

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Entrance Vestibule
Enter the property via a PVCu door into a useful entrance vestibule with tiled flooring.

Living Room
A cosy living room with a grey carpet and a stone inglenook fireplace taking pride of place. Stairs rise to first floor accommodation and stairs down to the cellar.

Kitchen
A galley kitchen with tiled flooring, matching wood wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of an electric oven, a gas hob, an extractor and a stainless steel sink and drainer. There is one free standing space for an appliance. PVCu window to front aspect.

Cellar
A useful cellar having plumbing for a washing machine and providing ample storage space.

Bedroom One
A spacious double bedroom with a walk in wardrobe. PVCu window to front elevation.

Bedroom Two
A further double bedroom with fitted wardrobes. PVCu window to front elevation

House Bathroom
A fully tiled house bathroom with hi-gloss tiled flooring. Comprising of: WC, wash basin and a walk in double shower with glass panel and glass sliding door. Benefiting from a mirror and chrome towel rail.

Exterior
To the front of the property there is an enclosed garden with a raised bed and shrubs. There is a decorative paved and gravelled area giving splendid views over the valley.

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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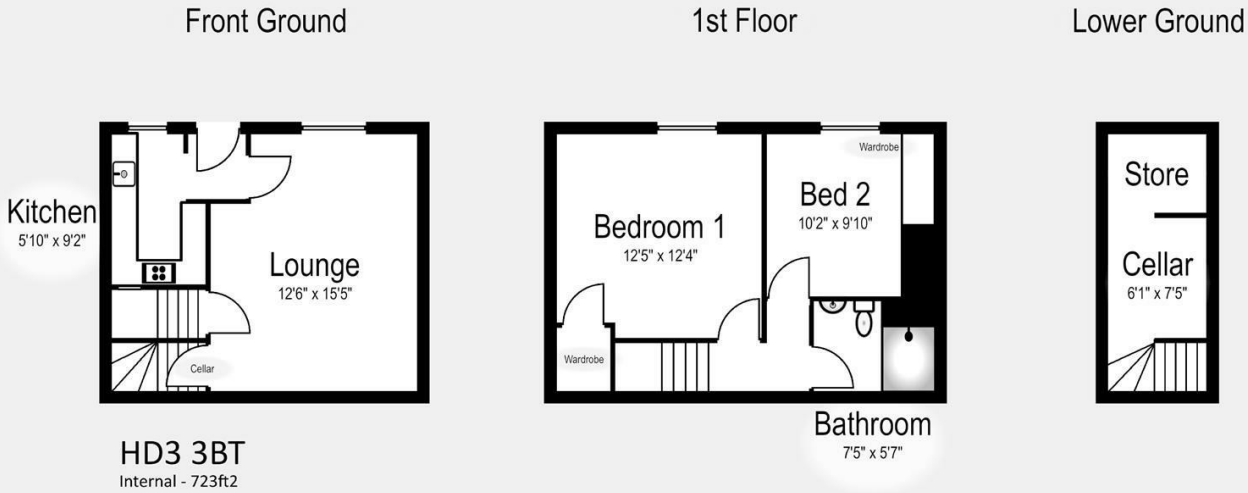


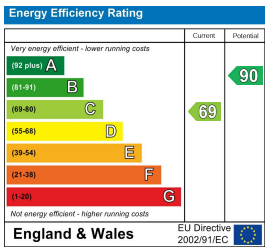
HD3 3BT
Internal - 723ft2

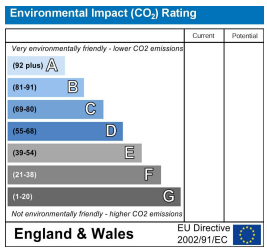
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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