

# Peter David

# Properties Ltd

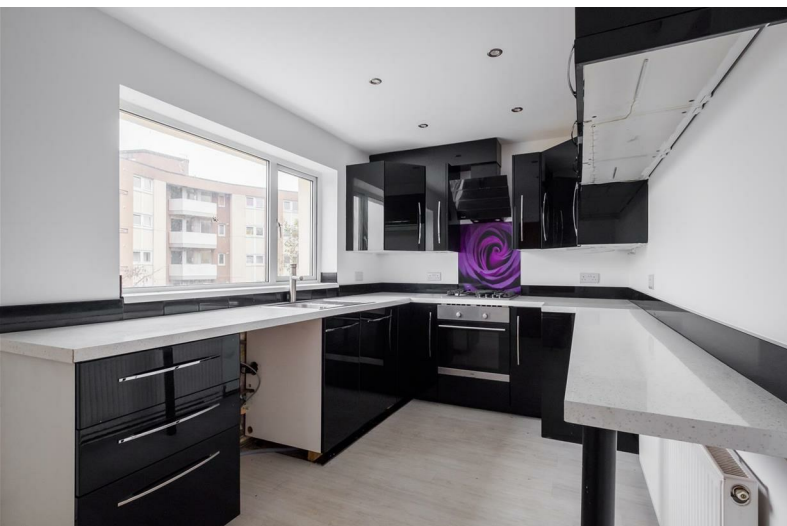
Residential Sales and Lettings



## 76 Burfitts Road

Oakes, Huddersfield, HD3 4YL

Offers in the region of £170,000



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## Ground Floor

### Entrance vestibule

Enter via a PVCu door into the vestibule with a neutral carpet and stairs rising to the first floor accommodation. Access to the living room.

### Living Room

A carpeted living room with PVCu window to front aspect.

### Kitchen

To the rear is the kitchen with laminate flooring, black hi-gloss matching wall and base units and laminate worksurfaces. Integrated appliance comprise of: an electric oven, a gas hob, an extractor and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There are two free standing spaces for appliances, one with plumbing for a washing machine and a useful breakfast bar for four people. Access to the understairs tiled storage/utility area.

### Storage/Utility Room

Just off the kitchen is this useful storage/utility area with shelving and PVCu door into the garage.

## First Floor

Carpeted stairs rise to the first floor. Access to two double bedrooms and house bathroom. PVCu window to side aspect and stairs rising to the second floor.

### Bedroom One

To the front is a double bedroom with PVCu window to front aspect.

### Bedroom Two

To the rear is a second double bedroom with PVCu window to rear aspect and good views.

## House Bathroom

A fully tiled house bathroom with vinyl flooring. Comprising of: WC, a wash basin and a bath with an electric overhead shower. PVCu privacy window to rear aspect.

## Second Floor

### Attic Room

A spacious converted loft space, which could be used for a variety of purposes including a third double bedroom. Two Velux windows provide plenty of natural light.

### Garage/Storage Room

To the front of the property is this useful garage/storage space, accessed via a PVCu door. A further two PVCu doors, one to the rear and one into the property.

## Exterior

To the rear of the property is a private and enclosed garden with far reaching views. To the front is a concrete driveway with off road parking for one car leading to a useful inside garage/storage space. To the right is a further concrete patio area with a raised border.

## 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



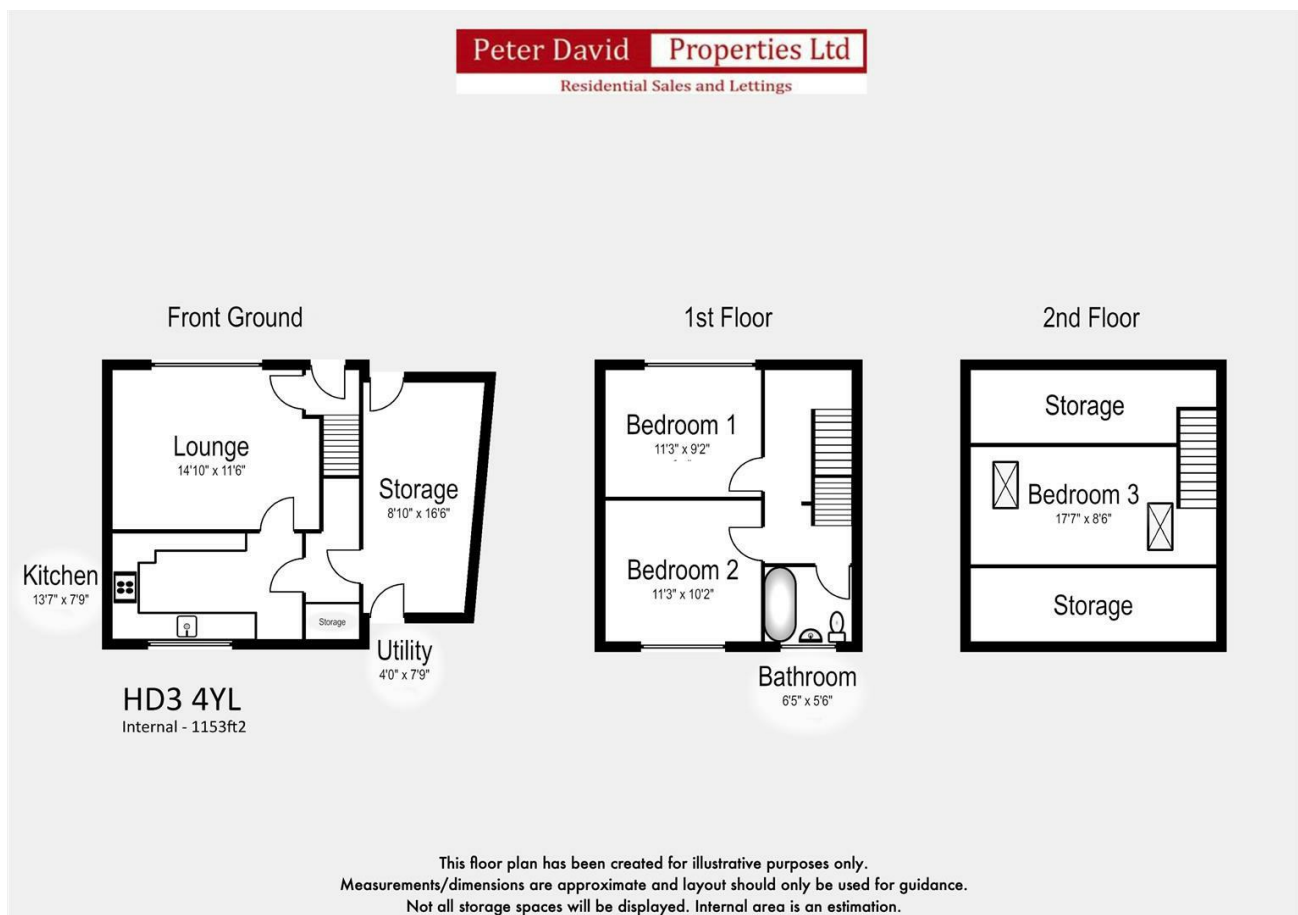
## Hybrid Map



## Terrain Map



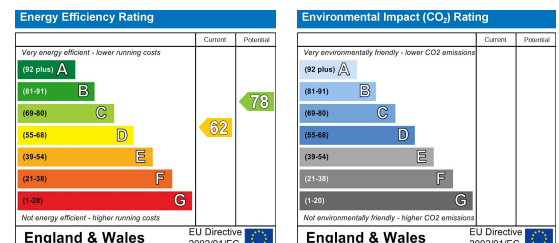
## Floor Plan



## 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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