

# Peter David

# Properties Ltd

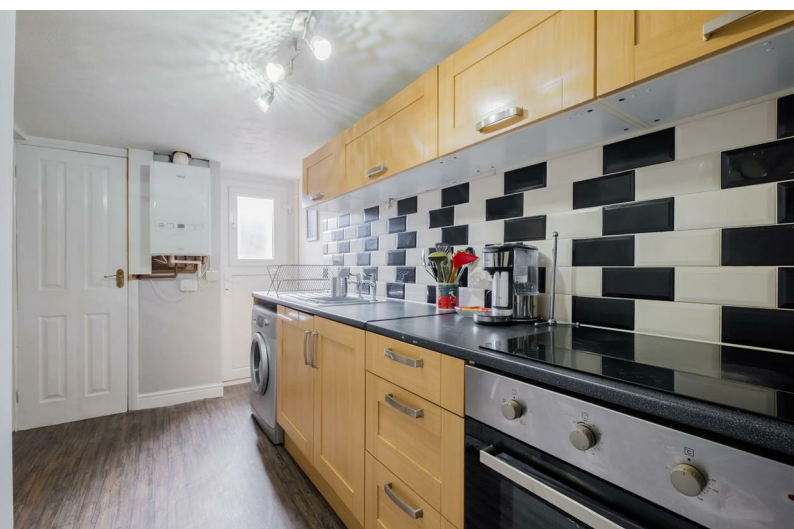
Residential Sales and Lettings



## 39 Burfitts Road

Oakes, Huddersfield, HD3 4YN

Offers in the region of £119,950



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## Ground Floor -

### Entrance Hallway

Enter the property through the PVCu front door into the well-appointed entrance hallway. There carpeted stairs rising to the first-floor accommodation and there is access to the living room. Additionally, the alarm box is strategically situated in this area.

### Living Room

A generously sized living room featuring a tasteful grey carpet and a PVCu window offering ample natural light and a view of the front aspect. The focal point of the room is a stylish gas fire complemented by a marble hearth and wooden surround, adding warmth and character to the space. Conveniently, stairs descend from the living room to the kitchen.

## Lower Ground Floor -

### Kitchen

The kitchen comprises wood effect wall and base units, tiled splash backs, laminate work surfaces and a stainless steel sink and drainer. Integrated appliances include a electric oven and electric hob. There are two additional spaces for appliances, one of which has plumbing for a washing machine. There is a PVCu door that provides access to the front patio and there is a further door providing access to a storage space.

## First Floor -

### Landing

A grey carpet flows throughout providing access to both bedrooms and the house bathroom.

### Bedroom One

A well appointed master bedroom flooded with

natural light via a large PVCu window to the front elevation.

### Bedroom Two

A comfortable single bedroom with a built in bed making great use of the space. There is a PVCu window to the front elevation.

### House Bathroom

A modern house bathroom linoleum wood effect flooring comprising of a WC, a wash basin and a bath with an overhead shower and a glass screen. There is the added benefit of a mirrored wall unit.

### Exterior

Nestled on a quiet residential street away from the main road, the property offers a tranquil setting for comfortable living. At the front aspect, a south-facing patio provides an ideal spot for outdoor relaxation and entertainment, capturing sunlight throughout the day.

### 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.

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