

Peter David

Properties Ltd

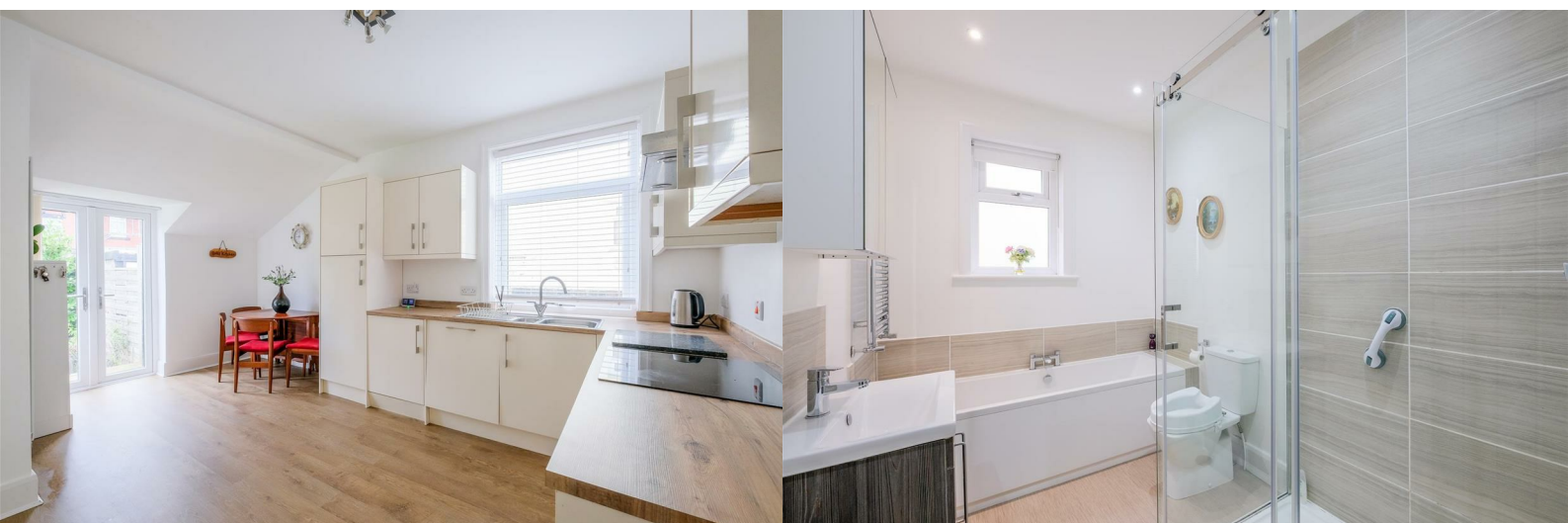
Residential Sales and Lettings



## 7 Burwood Road

Lindley, Huddersfield, HD3 3EG

Offers in the region of £295,000



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## Entrance Hallway

Enter this beautiful property through a composite front door with five privacy glass panels into a light and welcoming entrance hallway. To the floor is a coir matting and a neutral carpet which flows throughout the accommodation (excluding: kitchen, bathroom and conservatory). The hallway boasts an attractive modern radiator, and provides access to all the rooms.

## Kitchen/Diner

This property benefits from a large well equipped kitchen with luxury wood effect laminate flooring, cream gloss wall and base units, and wood effect laminate work surfaces. Integrated appliances comprise; a fridge/freezer, a eye-level microwave, a electric oven, a induction hob, an extractor fan, a dishwasher and a washing machine. This kitchen benefits from a PVCu window to the side aspect and PVCu French doors that lead out into the south facing garden, allowing plenty of natural light to flow in. Additionally, there is ample space for a dining table.

## Living Room

A bright and airy living room with PVCu french doors leading through to the conservatory. The living room features two modern vertical radiators and a loft hatch providing access to a partially boarded loft with a pull down ladder.

## Conservatory

The property boasts a useful conservatory with PVCu windows two sides and a PVCu door providing access to the rear garden. There is wood effect laminate flooring.

## Bedroom One

A generously sized master bedroom with a large PVCu window to the front aspect.

## Bedroom Two

A second double bedroom set to the front of the property, with a large PVCu window to the front aspect.

## House Bathroom

A modern and luxurious, partially tiled house bathroom with linoleum flooring. Comprising of a shower with a glass screen, a separate bath, a washbasin with an inset vanity unit, a WC and a mirrored wall unit.

## Exterior

To the front of the property there is an enclosed tarmacked driveway providing off road parking for three cars. The driveway leads to a single detached garage providing ample storage space. To the rear of the property is a south-facing garden with a artificial lawn and a raised decked area with surrounding trees and perennial plants, creating a private and enclosed space, perfect for relaxing or entertaining guests.

## 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.

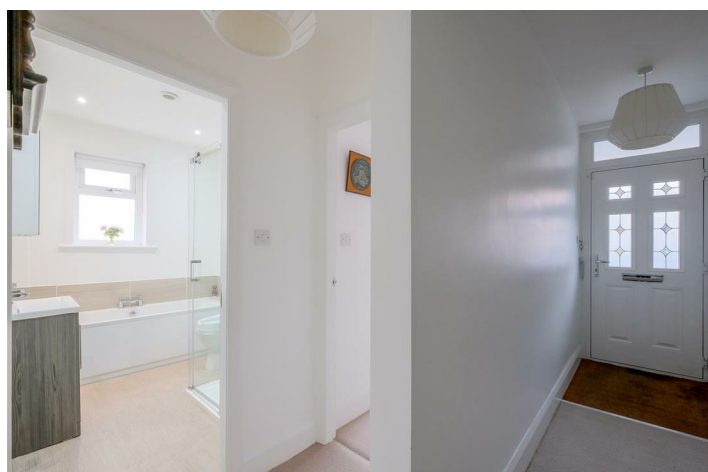
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

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



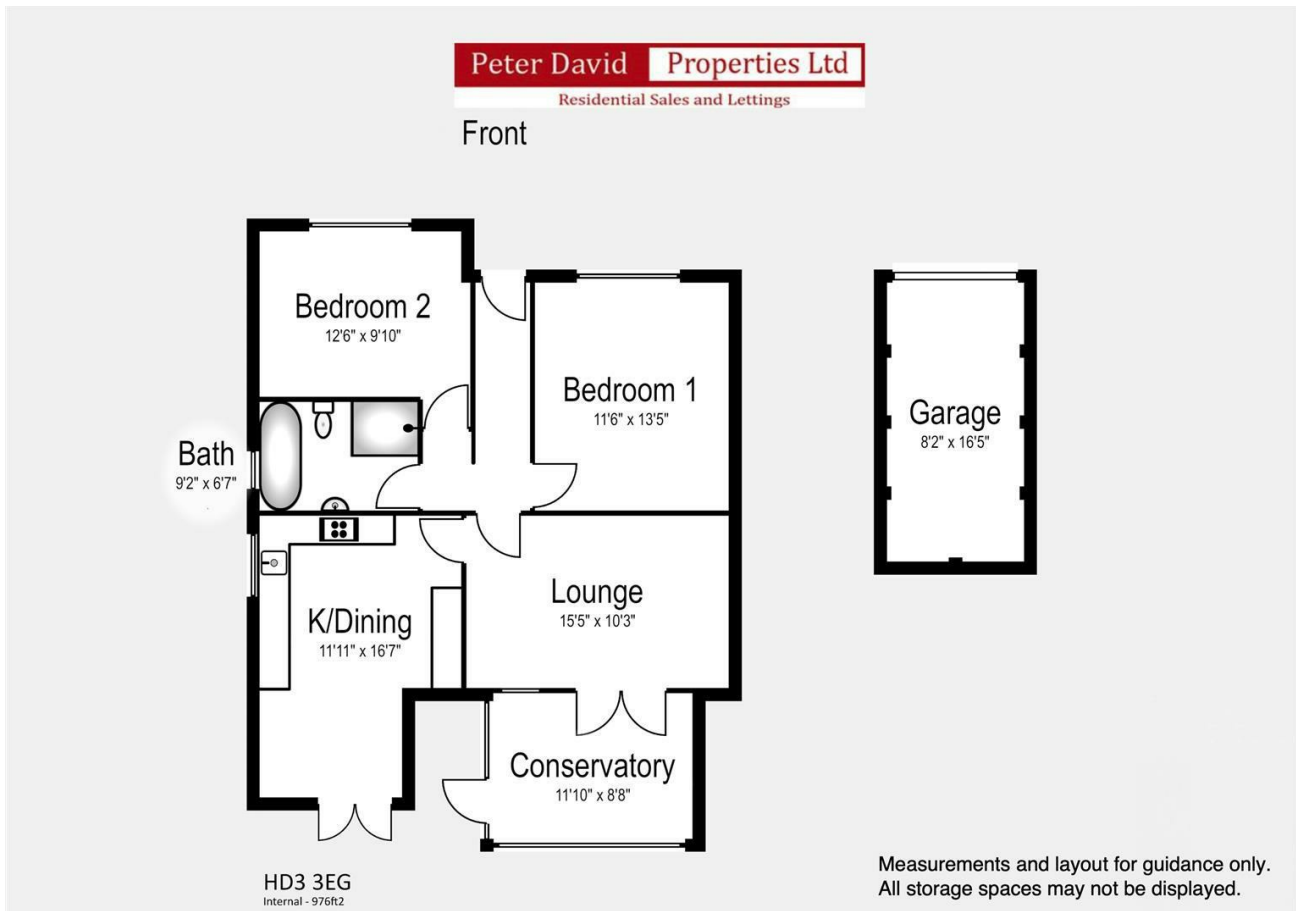
## Hybrid Map



## Terrain Map



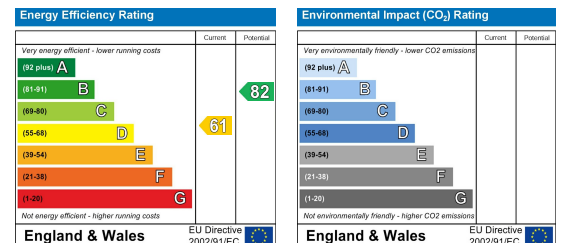
## Floor Plan



## 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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