

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 37 Burn Road

Birchencliffe, Huddersfield, HD3 3BT

Offers in the region of £139,950



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## Living Room

Enter the property via a PVCu door straight into the living room with a grey carpet flowing through the property. Stairs rise to the first floor accommodation and stairs down to the cellar. An archway leads through to the kitchen.

## Kitchen

The kitchen has vinyl flooring, cream matching wall and base units tiled splashbacks and laminate work surfaces. Integrated appliances comprise of: an electric oven, a gas hob, and an extractor. There are two freestanding spaces for appliances, one for a fridge freezer and one with plumbing for a washing machine. Benefiting from a stainless steel sink and drainer and a PVCu window to front aspect.

## Cellar

A useful cellar with electrics and ample storage space.

## Landing

A spacious landing with access to both bedrooms and bathroom.

## Bedroom One

A very spacious double bedroom with PVCu window to front elevation.

## Bedroom Two

A further double bedroom with PVCu window to front aspect.

## House Bathroom

A partially tiled bathroom with vinyl flooring. Comprising of: WC, wash basin, a double shower with glass door and a chrome towel rail. PVCu privacy window to front elevation.

## Exterior

This property is set to the rear and benefits from a large lawned area and paved patio. On-street parking.

## 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

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## Road Map



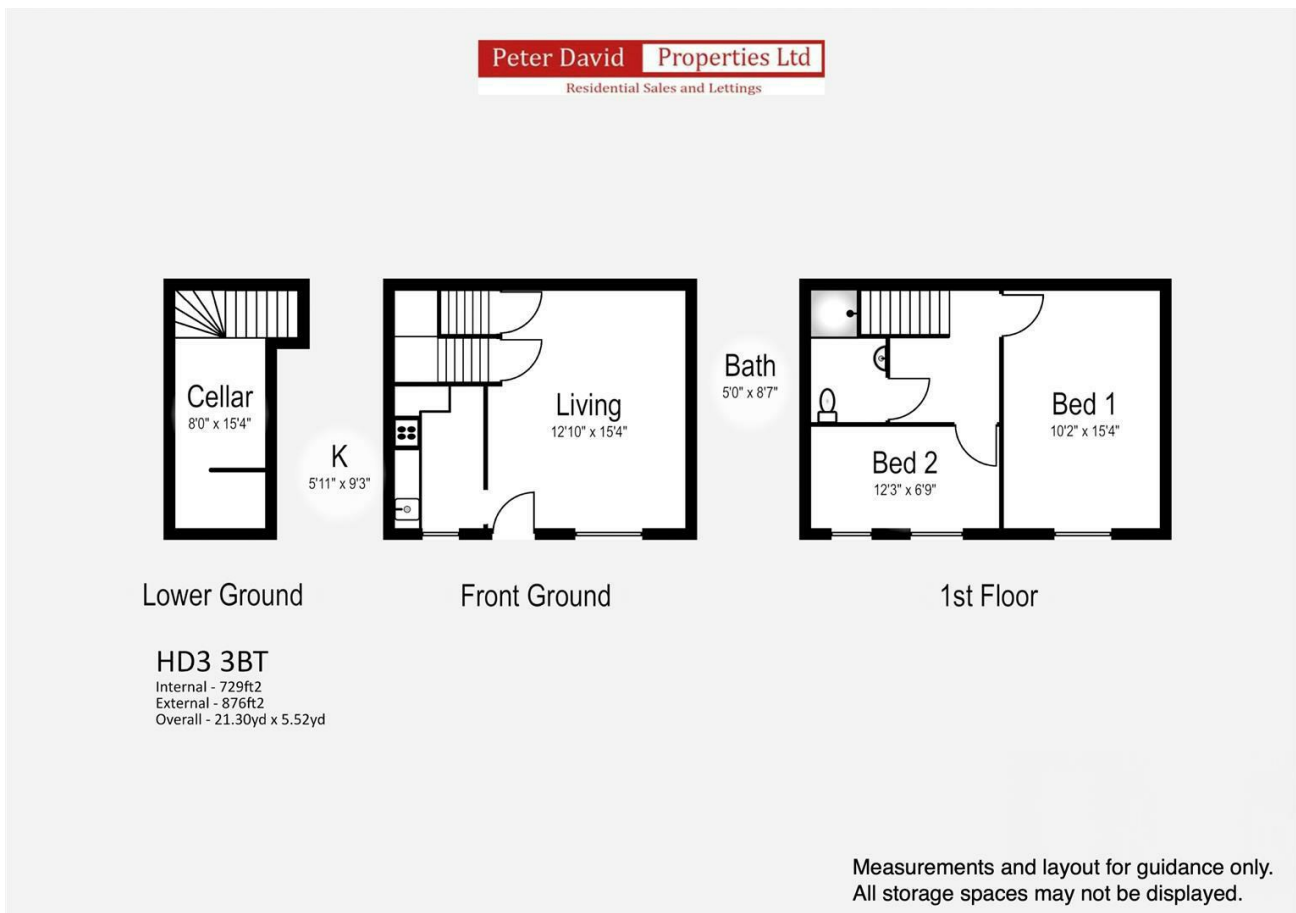
## Hybrid Map



## Terrain Map



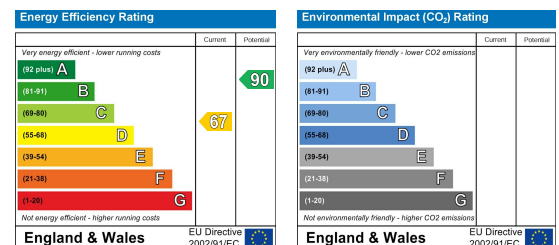
## Floor Plan



## 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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