Peter David Properties Ltd

Residential Sales and Lettings

17 Burn Road

Birchencliffe, Huddersfield, HD3 3BT

Price guide £145,000

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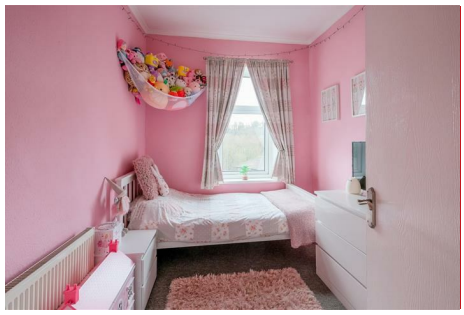


Ground Floor -

Entrance Porch
Enter the property via a PVCu front door into an entrance vestibule with wood effect laminate flooring. Access to the living room.

Living Room
A spacious living room with wood effect laminate flooring, exposed beams and a stone hearth housing an inset log burner. Their is a PVCu window to the front aspect. Access to the kitchen and stairs rise to the first floor accommodation.

Kitchen
This property boasts a galley kitchen with vinyl flooring, wooden matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a electric hob, an extractor fan, and a stainless steel sink and drainer. There a three free-standing spaces for appliance's (one with plumbing for a washing machine) and a PVCu window to the front aspect.

First Floor -

Landing
Access to both bedrooms and the house bathroom.

Bedroom One
A generously sized master bedroom with a PVCu window to the front elevation.

Bedroom Two
A second double bedroom with a PVCu window to the front elevation.

House Bathroom
A partially tiled house bathroom with vinyl flooring. Comprising of: a WC, a wash basin a corner bath with an overhead shower and a extractor fan.

Exterior
Tucked away on a private road, this property benefits from two parking spaces on a communal area.

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.

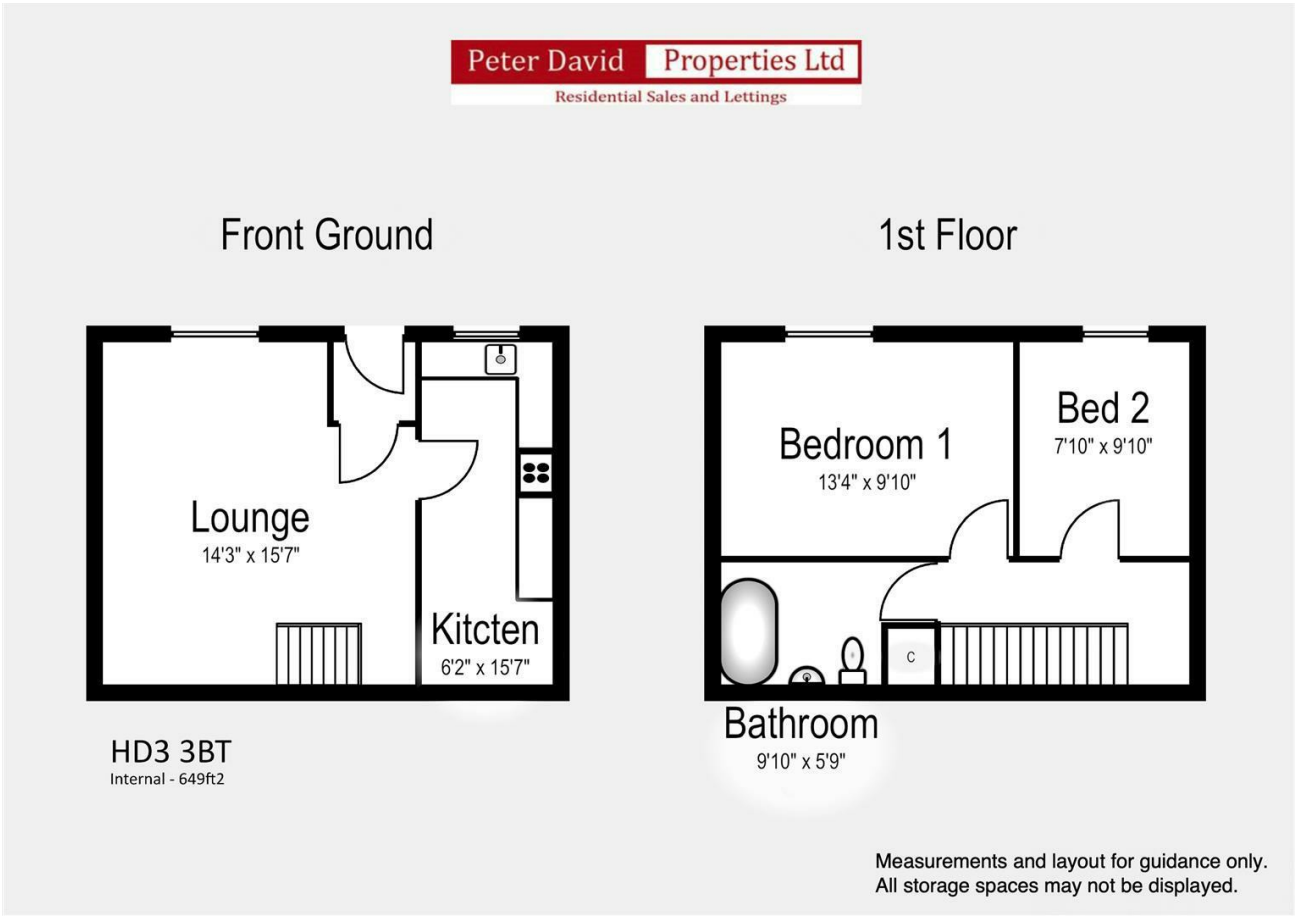
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

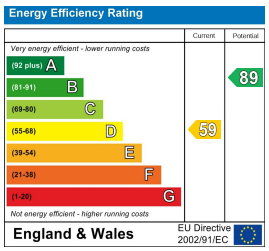
Floor Plan

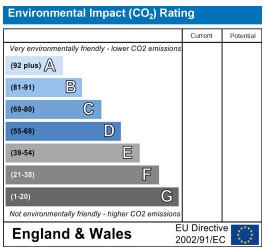


Viewing

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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