

# Peter David

# Properties Ltd

Residential Sales and Lettings

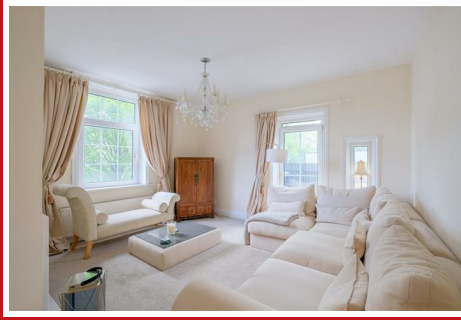


**Burnley Road,**

**Offers In The Region Of £375,000**







Peter David Properties are delighted to bring to the market this deceptively spacious FOUR BEDROOM family home. The property will be of particular interest to a growing family and an early appointment to view is advised. Conveniently placed for a range of local amenities and bus routes into Halifax, Hebden Bridge and Sowerby Bridge town centres, the property has two sitting rooms and the master bedroom benefits from an en suite.

The property which is set over two floors, briefly comprises of an entrance hallway, two sitting rooms, dining kitchen, utility room and a ground floor WC. To the first floor there are four bedrooms with a master en suite and a large house bathroom. Outside there is raised decking with artificial grass, a great space for entertaining in the summer months.

- SUPERB FAMILY HOME
- FOUR BEDROOMS
- TWO SITTING ROOMS
- MODERN FITTED KITCHEN
- CONVENIENT LOCATION
- CONSERVATORY
- MASTER EN SUITE
- COUNCIL TAX BAND - C
- EPC RATING - D

## Accommodation

### Entrance hall

### Kitchen

11'4" x 11'9" (3.47 x 3.6)

### Lounge & Dining room

24'3" x 21'6" (7.4 x 6.57)

### Conservatory

9'4" x 5'5" (2.85 x 1.67)

### Second lounge & Bar

14'5" x 22'0" (4.4 x 6.72)

### Utility room

6'0" x 9'8" (1.85 x 2.97)

### Ground floor WC

### First floor

### Bedroom one

15'10" x 21'8" (4.85 x 6.62)

### En suite

8'4" x 11'2" (2.55 x 3.42)

### Bedroom two

14'5" x 12'7" (4.4 x 3.85)

### Bedroom three

11'4" x 8'8" (3.47 x 2.65)

### Bedroom four

9'1" x 9'1" (2.77 x 2.77)

### House bathroom

11'4" 9'4" (3.47 2.87)

### Directions

Please use post code HX2 7LW for sat nav directions.

### PLEASE NOTE

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



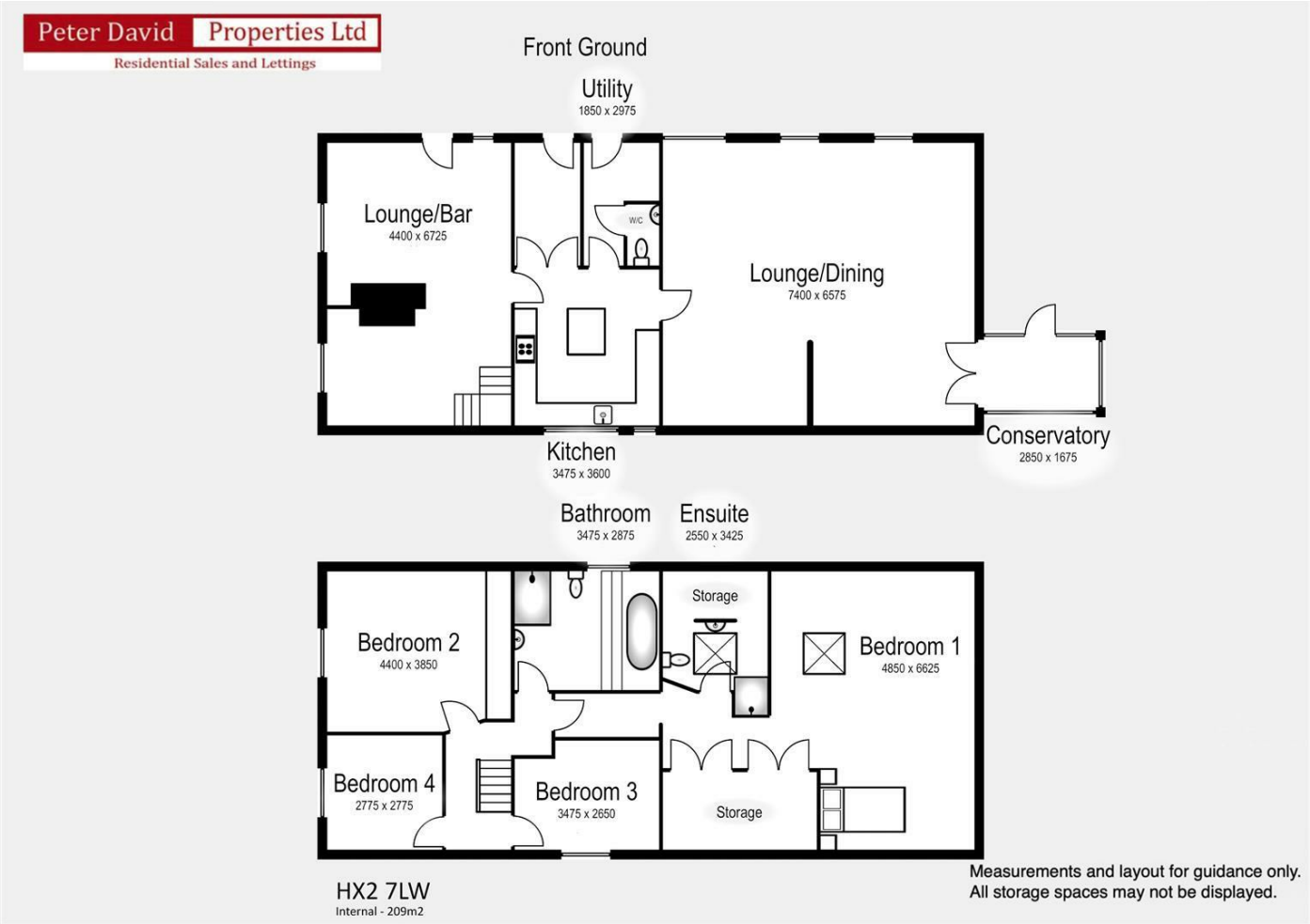
Hybrid Map



Terrain Map



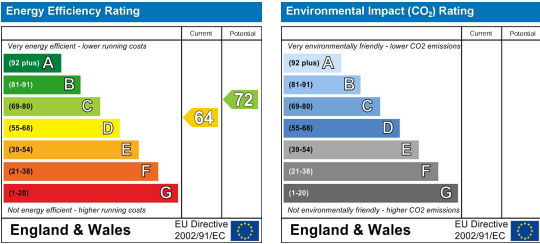
Floor Plan



Viewing

Please contact us on 01422 366 948 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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