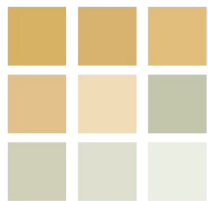




pearson
ferrier®



4 KIRKBURN VIEW
Brandlesholme, BL8 1DL
£1,900 Per Calendar Month

4 KIRKBURN VIEW

Property at a glance

- AVAILABLE MAY 2025
- DETACHED PROPERTY
- SUBSTANTIAL ACCOMM
- FOUR BEDROOMS
- OUTSTANDING VIEWS
- DRIVEWAY PARKING
- QUIET LOCATION
- LONG TERM TENANCY
- COUNCIL TAX BAND E
- EPC RATING C

AVAILABLE MAY 2025 Do not be deceived, this is a substantial detached house, not a bungalow. The property is an unusual and versatile family detached home situated in an excellent and quiet location with beautiful views to the rear over the Kirklees Valley. Built around 1980, the property will appeal to the discerning family looking for 'something a little different'. With gas combination central heating fired by a recently installed Worcester boiler and upvc double glazing throughout the accommodation briefly comprises: entrance hall, guest cloakroom, large lounge through dining room leading on to a full width balcony to the rear with beautiful views, modern breakfast kitchen, stairs to lower ground floor level, four bedrooms bedrooms (master en suite) and a three piece family bathroom with thermostatic shower. There is an integral garage providing off road parking which is accessed from a double block paved driveway to the front. To the outside there are gardens area to the front and rear, the rear has enclosed lawns and borders.

EPC Rating C & Council Tax Band E.

LONG TERM TENANCY ONLY

Please note there is a holding fee equivalent to one weeks rent payable to secure the property.





Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

