

Peter David

Properties Ltd

Residential Sales and Lettings



27 Burn Road

Birchencliffe, Huddersfield, HD3 3BT

£147,000



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Ground Floor -

Living Room

Step inside this charming property through a solid wood door and into the cozy living room, adorned with a cream carpet that adds warmth to the space. Notice the oak beams stretching across the ceiling, adding character to the room, while a traditional hardwood window to the front allows natural light to filter in. Additionally, there is a feature stone fireplace. The living room provides access to the kitchen and the house bathroom. Ascend the stairs, accented with an oak spindle balustrade, leading to the first floor.

Kitchen

A modern kitchen featuring sleek cream wall and base units, tiled splash backs perfectly complementing the wood effect laminate work surfaces and stainless steel sink and drainer. Integrated appliances include a convenient double oven along with a four-ring gas hob and extractor fan. Additionally, three spaces are available for additional appliances, with one offering plumbing for a washing machine (The vendor shall be laving the washing machine and fridge freezer as a goodwill gesture). There is also a hardwood window to the side aspect allowing for natural light to flood in.

House Bathroom

A modern house bathroom comprising of a WC, a sleek wash basin set within a white gloss vanity unit, a spacious shower cubicle with a glass screen. There is linoleum tiled effect flooring while a hardwood privacy window to the side ensures natural light flows through.

First Floor -

Landing

The landing provides access to both bedrooms with a cream carpet flowing throughout. Adding to the character of the space, a stone feature fireplace stands proudly, offering a charming focal point and enhancing the ambiance of the landing area.

Bedroom One

A spacious double bedroom with the added convenience of a built-in wardrobe. There is a hardwood window to the front aspect providing picturesque views of fields with horses grazing.

Bedroom Two

A comfortable single bedroom with a large hardwood window to the side aspect allowing an abundance of light to flow in.

Exterior

Nestled within a private courtyard shared with just two other properties, this charming cottage offers a secluded retreat. For added security and privacy, the courtyard is gated. The courtyard is adorned with an array of well-maintained flowers and shrubs and a tarmacked pathway leads you to the front door.

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.

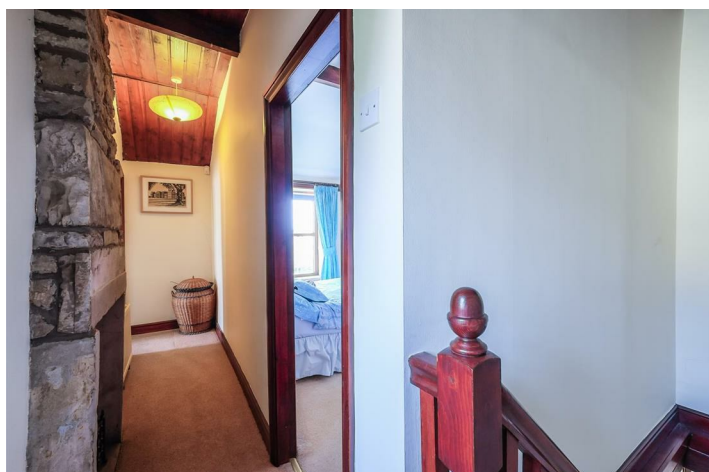
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

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Road Map



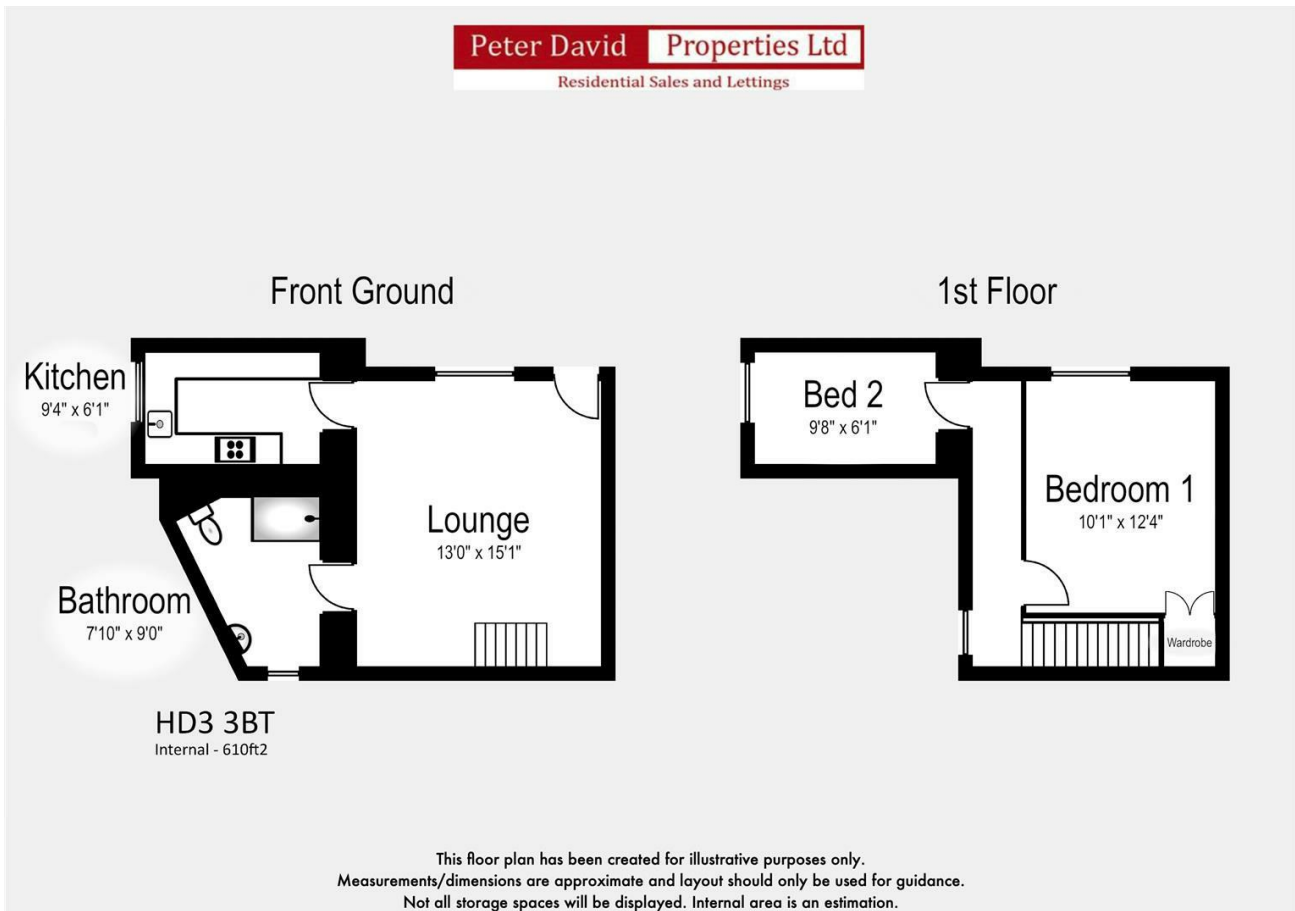
Hybrid Map



Terrain Map



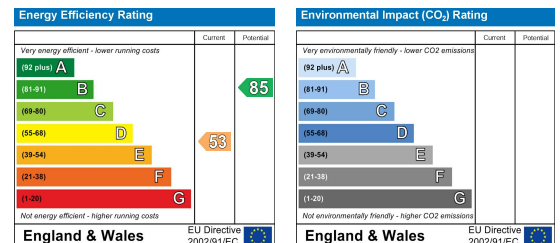
Floor Plan



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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