

Peter David

Properties Ltd

Residential Sales and Lettings



33 Burfitts Road

Oakes, Huddersfield, HD3 4YN

Offers in the region of £110,000



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Entrance Vestibule

Enter via a PVCu door into the carpeted vestibule. Access to the open plan kitchen/living area. Stairs rise to the first floor accommodation

Open Kitchen/Living Room

An open plan kitchen/living area with laminate flooring. A fitted media wall with shelving makes an ideal focal point. The kitchen has matching wall and base units and laminate worksurfaces. Integrated appliances comprise of an electric oven, an electric hob, an extractor and there is space for a fridge. Access to the cellar.

Cellar

Stairs lead down to this useful cellar, which also houses the new boiler.

Landing

Carpeted stairs rise to the landing. Access to both bedrooms and house bathroom

Bedroom One

A spacious carpeted double bedroom with PVCu window to rear aspect.

Bedroom Two

A further double bedroom with PVC window to rear elevation.

House Bathroom

A partially tiled house bathroom with laminate flooring. Comprising of: concealed cistern WC, inset wash basin with vanity unit and tiled splashback and a bath with overhead shower, hand held shower attachment and glass screen. Benefiting from a chrome towel rail.

Exterior

To the rear of the property is an enclosed space with a decorative gravelled 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.

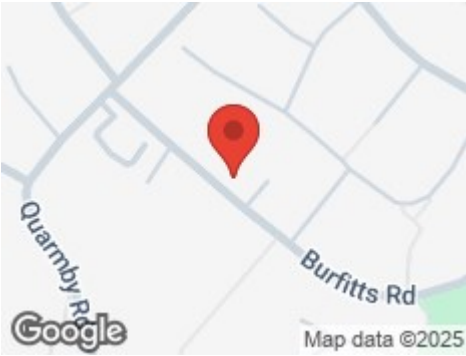
Disclaimer

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

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Road Map



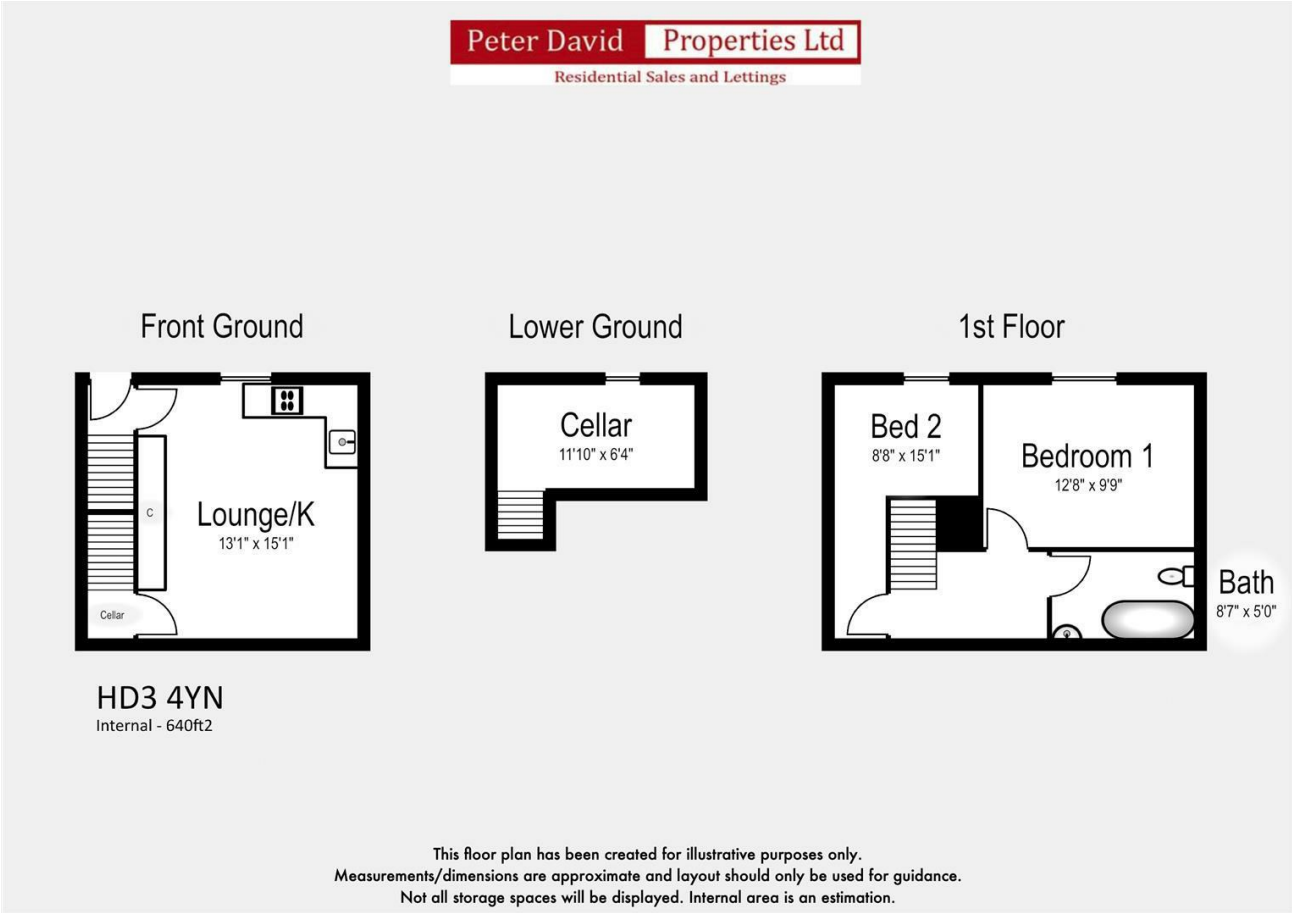
Hybrid Map



Terrain Map



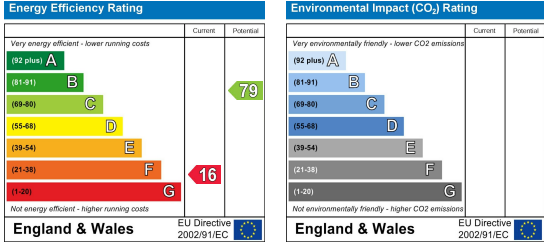
Floor Plan



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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