

Peter David

Properties Ltd

Residential Sales and Lettings



128 Burn Road

Birchencliffe, Huddersfield, HD2 2EG

Offers in the region of £275,000



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Groundfloor -

Entrance Porch/Vestibule

Enter via a composite door into the porch with tiled flooring. PVCu window to side. Access to the inner vestibule via a wooden door with laminate flooring. Access to the living room. Carpeted stairs rise to the first floor accommodation.

Living Room

A spacious living room with a gas fire on a marble hearth with wood surround taking pride of place. A PVCu window to front aspect. Access to the second reception room.

Second Reception Room

To the rear is another spacious second reception room with a PVCu window to the rear a PVCu door leading out to a balcony. Steps lead off the balcony and down to the rear garden.

Lower Groundfloor -

From the second reception room carpeted stairs lead down to the lower groundfloor where there is a walk in cellar. Access to the dining room and kitchen.

Dining Room

A carpeted spacious dining room with PVCu patio doors leading out to a patio area to the front of the property. Access to the kitchen.

Kitchen

To the rear is the kitchen with tiled flooring, matching wall and base units and laminate worksurfaces. There is a feature wall with an inset housing a range electric oven with a seven ring gas hob. There are two free standing spaces for appliances, one with plumbing for a washing machine and one for an American fridge/freezer. A stainless steel sink and drainer sits under a PVCu window looking over the rear garden. Benefitting from a large walk in storage cupboard. A wooden door takes you through to the rear porch

Utility

A useful utility with tiled flooring and benefitting from electrics. PVCu window to rear and PVCu door leading out to the rear garden

First Floor -

Carpeted stairs rise to the first floor. Access to three bedrooms and house bathroom

Bedroom One

To the front is a spacious double bedroom with fitted wardrobes and a feature fire place. PVCu window to front aspect.

Bedroom Two

To the rear is a second double bedroom with fitted wardrobes and a feature fireplace. PVCu window to rear aspect with splendid view across to Emley Moor.

Bedroom Three

A single bedroom with PVCu window to front elevation

House Bathroom

A modern fully tiled house bathroom with tiled flooring. Comprising of a concealed cistern WC, a wash basin with vanity unit and a walk in shower with rainhead shower, hand held shower attachment and glass screen. Benefitting from a chrome towel rail and PVCu privacy window to rear elevation.

Second Floor -

Carpeted stairs rise to the second floor.

Bedroom Four

This is a large bedroom with beams and a Velux window. This room could be turned into a spacious master bedroom with an en-suite bathroom.

Exterior

To the rear of the property there is a garden that is currently open plan with the neighbour, but could quite easily be fenced off. Benefitting from a lawn, a patio area and herbaceous borders. Steps lead up to the second reception room and a ginnel gives access to the front of the property. To the front is a stone pathway to the door and stone steps leading down to the patio area and patio doors into the dining room. A raised bed with shrubs provides privacy.

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



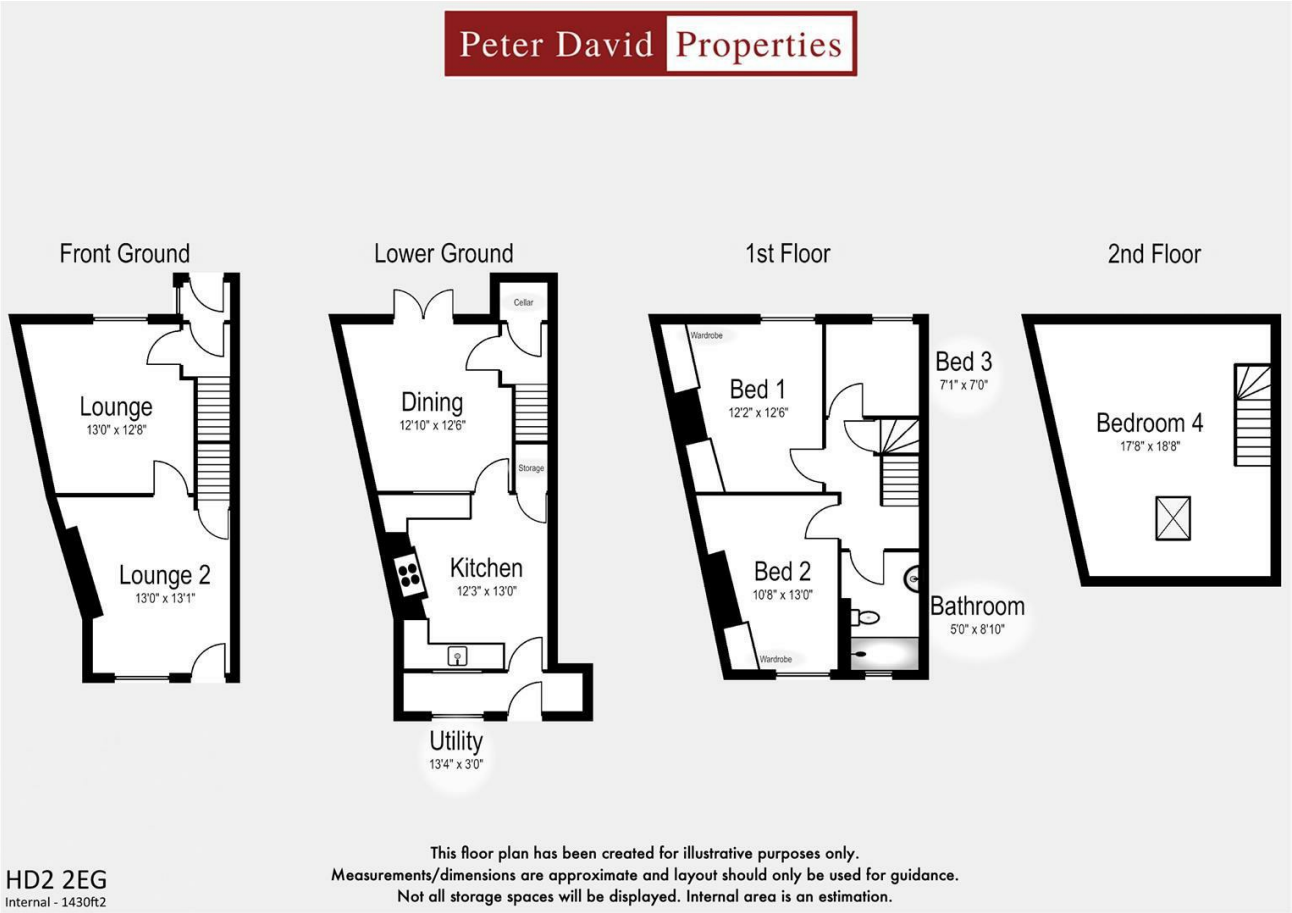
Hybrid Map



Terrain Map



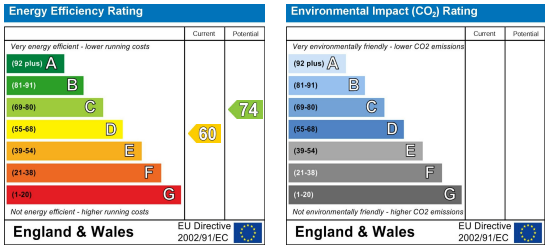
Floor Plan



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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