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## Burcote Drive, Outlane Huddersfield,

Offers in the region of  
**£250,000**

This three-bedroomed semi-detached homes enjoys a cul-de-sac setting and a most enviable position with superb long distant views across the adjoining fields. While the interior will require some cosmetic updating, it offers buyers the potential to create a home to their requirements. The property makes an ideal commuter base, being situated midway between Leeds and Manchester. There is a gas-fired central heating system and uPVC double glazing. The accommodation comprises an entrance porch, hallway, living room with sliding door through to dining room and kitchen. (We envisage buyers would redesign this a larger dining kitchen across the rear of the property with doors out into the garden). On the first floor are three bedrooms and bathroom. Externally, there is a resin driveway and a garden with grass to the front. The rear garden has a paved seating area, lawn, mature beds and borders and enjoys a wonderful open aspect. The property is offered with the advantage of no onward chain and an early inspection is advised to appreciate the position and potential of this home.

**Burcote Drive, Outlane  
Huddersfield,**

**Floorplan**



All measurements are approximate and for display purposes only

# Burcote Drive, Outlane Huddersfield,

## Details



### Entrance Porch

An external uPVC door with a decorative glazed panel gives access to the entrance porch. This has uPVC glazing, a timber clad roof and quarry tiled flooring. From here, a timber and glazed internal door leads into the hallway.

### Hallway

This has a staircase rising to the first floor accommodation, an inset matwell and a radiator. At the far end, a timber and glazed door leads into the kitchen. On the right hand side, a further door leads to the living room.



### Living Room

This good sized reception room is positioned at the front of the property and has a bay window incorporating uPVC glazing. There is an ornate timber fire surround with a marble finish inlay and hearth, home to an electric fire. The room has coving to the ceiling along with wall lights points, a radiator and sliding timber and glazed doors leading to the dining room.



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## Details



### Dining Room

This is certainly a room with a view, positioned at the rear of the property and overlooking the garden and over open fields. Buyers may decide to remove the dividing wall to the kitchen and create a larger open plan dining kitchen. The room can accommodate a formal dining table and has a uPVC window and a radiator.



### Kitchen

The kitchen has a parquet style floor and a useful under stairs storage cupboard housing the boiler for the central heating system. There are wall cupboards and base units with working surfaces, a stainless steel sink unit and space for a freestanding cooker. Beneath the work surface is plumbing for an automatic washer and further space for a freestanding fridge freezer and condensing dryer. There is a side uPVC window along with a rear uPVC glazed door and a radiator.



### First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a side uPVC window.

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## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has built-in wardrobes incorporating drawers and high level storage cupboards. There is an additional built-in cupboard to the left hand side of the chimney breast along with a uPVC window and a radiator.



### Bedroom Two

This bedroom is positioned at the rear of the property and has a fabulous view over and across the adjoining farmland from its uPVC window. There are built-in wardrobes and drawers, coving to the ceiling and a radiator.



### Bedroom Three

This single bedroom is positioned at the front of the property and has a uPVC window, coving to the ceiling and a radiator.



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### Bathroom

The bathroom has a three-piece suite comprising a timber panelled bath with curved shower screen and Mira Excel shower over, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and ceiling along with parquet style flooring, an opaque uPVC window and an upright ladder-style radiator.



### External Details

The property enjoys a cul-de-sac position and has a perimeter low-level wall and a resin driveway providing parking. There is an artificial grassed area with flowerbeds and an arched metal gate within the wall provides access to the rear of the property, which has an open rear aspect. A paved seating area enjoys a good amount of privacy and adjoining this is a level lawn with flowerbeds and borders on three sides along with perimeter hedging, fencing and walling that adjoins the rear open fields.



# Burcote Drive, Outlane Huddersfield,

Directions

