



43 Burn Road

Birchencliffe, Huddersfield, HD3 3BT

Offers in the region of £149,950



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Entrance Vestibule

Enter the property through a PVCu door with glass panel. Access into the kitchen and living room.

Kitchen

A kitchen with matching wall and base units, laminate work surfaces and vinyl wood flooring. Integrated appliances comprise of, an oven, a gas hob and an inset sink and drainer. There are two freestanding spaces, one with plumbing for a washing machine. There is a PVCu window to the front aspect.

Living Room

A spacious living room with its original stone flooring, stone fireplace and hearth with a log burner taking pride of place. Benefiting from a built in storage unit and bookshelf. PVCu window to front aspect. Access to the cellar and stairs rising to the first floor accommodation.

Cellar

A useful cellar ideal for storage.

Landing

Carpeted stairs rise to the first floor accommodation. Providing access to both bedrooms and the house bathroom.

Bedroom One

A spacious double bedroom with far reaching views across the Grimescar valley. Benefiting from carpet and a PVCu window to front elevation.

Bedroom Two

A second double bedroom benefiting from a large built in wardrobes. PVCu window to front elevation.

House Bathroom

A partially tiled house bathroom with vinyl flooring comprising; a WC, a hand basin and a corner bath with an overhead shower.

Exterior

Externally the property benefits from an enclosed and private patio garden with timber fencing and gate to one side.

Mortgages

We recommend Chris Terry at Naomi Financial, 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

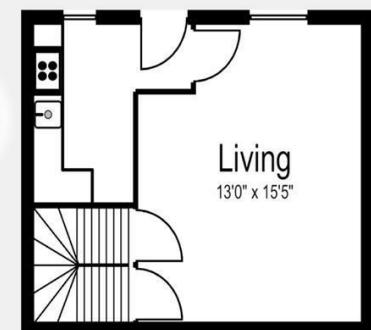


Floor Plan

Peter David Properties Ltd

Residential Sales and Lettings

Front Ground



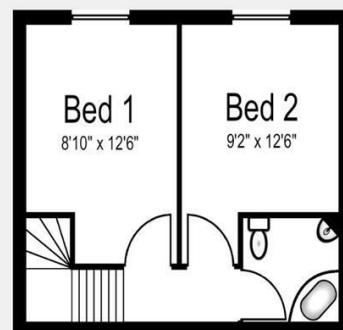
HD3 3BT

Internal - 639ft²

Lower Ground



1st Floor



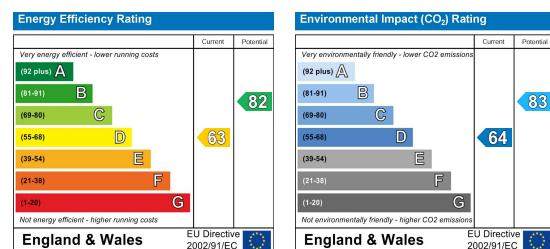
Bath
5'9" x 5'7"

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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