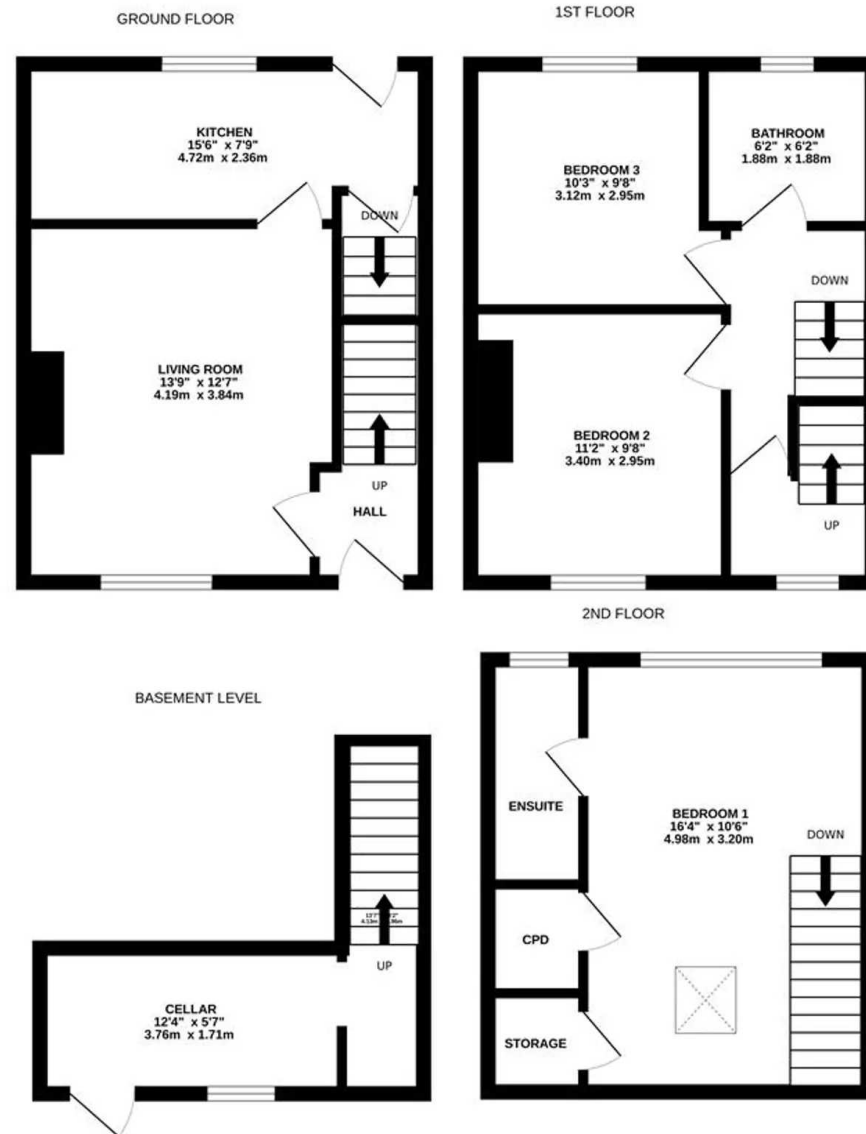




**Burn Road, Huddersfield**

Huddersfield

Offers in Region of **£220,000**



BURN ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Burn Road

Huddersfield

A BEAUTIFULLY PRESENTED AND TASTEFULLY APPOINTED THREE DOUBLE BEDROOMED STONE BUILT TERRACE COTTAGE STANDING SLIGHTLY ELEVATED FROM THE ROADSIDE WITH ACCOMMODATION ARRANGED OVER THREE FLOORS.

This beautiful home is located in a pleasant position close to Lindley village and Birchencliffe with wonderful views over Grimescar Woods. Also minutes away from the M62 for those commuting to Leeds or Manchester. There is a gas central heating system, PVCu double glazing and briefly comprising to the ground floor; entrance lobby, living room and dining kitchen. Basement. First floor two bedrooms and bathroom. The second-floor master bedroom with ensuite shower room. Externally there is on street parking and manageable gardens laid out to both front and rear.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### ENTRANCE HALL

A composite panelled and frosted double glazed door opens into an entrance lobby, this has a ceiling light point, tiled floor, and staircase rising to the first floor. To one side a timber panelled door opens into the living room.

### LIVING ROOM

Dimensions: 4.19m x 3.84m (13'9 x 12'7). A comfortable and well-proportioned reception room which has a PVCu double glazed window providing the room with plenty of natural light, there are inset ceiling downlighters, central heating radiator and as the main focal point of the room there is chimney breast with an oak mantle and housed within there is a woodburning stove (both mantel and stove are available by separate negotiation at a price to be agreed) resting on a stone hearth. To the rear of the living room a timber panelled door opens into the dining kitchen.

### DINING KITCHEN

Dimensions: 4.72m x 2.36m (15'6 x 7'9). With a PVCu double glazed window looking out over the rear garden, there are inset ceiling downlighters, tiled floor, central heating radiator, PVCu and frosted double glazed door giving access to an open rear porch. The kitchen is fitted with a range of ivory gloss base and wall cupboards, drawers, these are complimented by brushed stainless steel handles together with contrasting overlying timber effect worktops with tiled splashbacks, there is an inset single drainer stainless steel sink with chrome monobloc tap, four ring stainless steel electric hob with stainless steel extractor hood over and stainless steel fan assisted oven beneath, plumbing for automatic washing machine, space for fridge freezer and with concealed lighting beneath the wall cupboards. From the kitchen there is a door giving access to the basement.



## **BASEMENT**

Dimensions: 3.76m x 1.70m (12'4 x 5'7). A carpeted staircase with wall light descends to the basement providing useful additional storage. There is a PVCu double glazed window, central heating radiator, two double electrical sockets, ceiling light and built in wall cupboard housing the combination boiler. PVCu and frosted double glazed door giving access to a former fuel store.

## **BEDROOM THREE**

Dimensions: 3.12m x 2.95m (10'3 x 9'8). A double room with a PVCu double glazed window looking out over the rear garden and enjoying a pleasant open aspect beyond, there are inset ceiling downlighters and central heating radiator.

## **BEDROOM TWO**

Dimensions: 3.40m x 2.95m (11'2 x 9'8). A double room with a PVCu double glazed window looking out to the front, there are inset ceiling downlighters, chimney breast and central heating radiator.

## **BATHROOM**

Dimensions: 1.88m x 1.88m (6'2 x 6'2). With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising; pedestal wash basin with chrome monobloc tap, low flush w.c. and panelled bath with glazed shower screen, chrome mixer tap and chrome shower fitting with fixed shower rose and separate hand spray.





### **SECOND FLOOR BEDROOM ONE**

Dimensions: 4.98m x 3.20m (16'4 x 10'6). double room with a PVCu double glazed window looking out over the rear garden and with a pleasant aspect beyond, there is further natural light from a Velux double glazed window and inset ceiling downlighters, there is a glass panelled balustrade with brushed stainless steel handrail, central heating radiator and to one side there are doors giving access to an ensuite shower room and a walk-in wardrobe. There is also access to the eaves which provide additional storage.

### **ENSUITE SHOWER ROOM**

Dimensions: 2.59m x 0.81m (8'6 x 2'8). With a frosted PVCu double glazed window, inset ceiling downlighters, extractor fan, floor to ceiling tiled walls, tiled floor and fitted with a suite comprising; vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and tiled shower cubicle with chrome shower fitting.



## GARDEN

There is on street parking. To the front of the property there is a wrought iron hand gate which opens on to stone steps which rise to the main entrance, adjacent to this there is a low maintenance garden with stone flags, crushed blue slates and planted beds. To the rear there is a west facing garden and is leasehold held on the remainder of a 999-year lease with Thornhill Estates with a ground rent of approx. £1 per year. There is a lawned garden, stone flagged pathway, crushed blue slate, timber garden shed, wood store and with a pedestrian right of way for the property below.



## **ADDITIONAL INFORMATION**

### **DIRECTIONS**

Proceed out of Huddersfield along Halifax Road and continue to the roundabout by the Cedar Court Hotel. At the roundabout take the 4th exit signposted Brighouse on to Brighouse Road and then after a short distance turn right on to Grimescar Road then right on to Burn road where the property will be found on the right hand side.

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

### **MAILING LIST**

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm





## Simon Blyth Estate Agents

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