FREEHOLD







House (EPC Rating: )

# 19 BURN ROAD, HUDDERSFIELD, HD3 3BT

# £80,000

Jowett
CharteredSurveyors & EstateAgents

0 0 0

# 0 Bedroom House located in Huddersfield

19 BURN ROAD, BIRCHENCLIFFE, HD3 3BT

A part stone and rendered semi detached house with stone slated pitched roof, gas central heating and upvc double glazing. The property has been rented out over several years and is in need of modernization and upgrade. The property is through by light and situated in a convenient residential area set back off the narrow Burn Road. It is accessible for the M62 Huddersfield, Halifax and West Yorkshire conurbations. The accommodation comprises:-

## GROUND FLOOR

## OPEN PLAN LIVING ROOM/KITCHEN

15'9" x 15'

Fitted cupboards, sink unit, radiator, gas cooker, windows front and side, access door to front

## FIRST FLOOR

## LANDING

## BEDROOM 1

9'11" x 8'5"

Radiator, window to front

## BEDROOM 2

6'9" x 6'6"

## BATHROOM

8'4" x 5'5"

3 piece suite comprising panelled bath, TRITON Riba shower fitting above bath, pedestal washbasin, low flush wc, part tiled walls, ceramic tiled floor, wall mounted vertical heated towel rail, obscure glazed window to rear.

## OUTSIDE

Unmade track and grassed area to front, sloping garden, shared turning and car parking area to front. Pathway and gate to side.

## TENURE

Freehold (solicitor to confirm)

## SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

## VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

## COUNCIL TAX BAND

A

## ENERGY BAND

E

## DIRECTIONS

From Huddersfield proceed along the A629 Halifax Road via the traffic lights at Edgerton, and through the next set of traffic lights by the Cavalry Arms public house. Carry on the A629 road, driving carefully for approx' 300m, then turning right into the narrow Burn Road opposite Birchencliffe Hill Road. The property is set back from the road after a short distance on the left. Park on Burn Road, and then walk up the unmade driveway leading to No 19 and neighbouring houses.

## SOLICITORS

tbc

## EXTRAS

Carpets, curtains and blinds included as seen

## NB

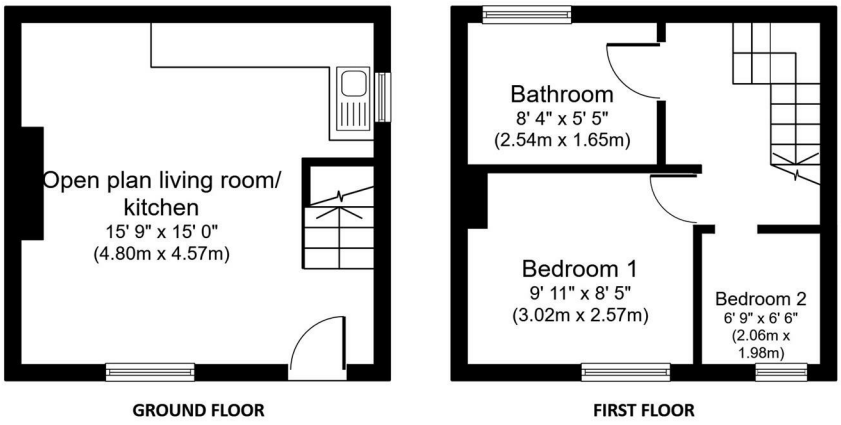
Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.







# 19 Burn Road, Birchencliffe, HD3 3BT




GROUND FLOOR

FIRST FLOOR

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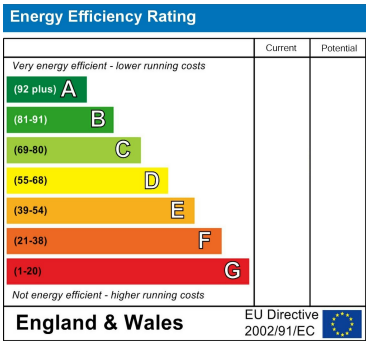
call into our office at 64 Lidget Street, Lindley, HD3 3BT or call us on

**01484 536 799**

## Council Tax Band

A

## Energy Performance Graph




## Call us on

**01484536799**

**info@jowett-huddersfield.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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