

Peter David Properties

Residential Sales and Lettings

Burlington Street

£40,000



Burlington Street, Halifax

Peter David present this one bedroom recently refurbished back to back terrace to the market. Sensibly priced, this would be a step on the ladder for a first time buyer or of possible interest to a buy to let landlord. We would recommend an internal inspection of the property.

The property benefits from gas central heating and PVCu double glazing.

Located off Queens Road in Halifax, the property is situated in a convenient location for shops and commuting to Halifax, a regular bus service runs nearby. Set over three floors, the accommodation briefly comprises of a living room, kitchen with breakfast bar, one double bedroom and a bathroom. The property is pavement lined to the front.

We understand from our vendor there is a shared yard to the rear but this would need to be checked by your solicitor. To view, please contact our sales team who will make suitable arrangements.

Note the EPC was done before the refurbishment works were carried out.

Features

- Sensibly priced to sell
- Recently refurbished back to back terrace
- One double bedroom
- Gas Central Heating
- PVCu double glazing
- Shared yard to the rear
- Convenient to local shops
- EPC band G
- To view call the sales team 01422 366948

Accommodation

Lounge 3.73m (12'3") x 3.07m (10'1")

Double glazed window and central heating radiator.

Stairs lead down to the

Basement Kitchen 3.30m (10'10") x 2.79m (9'2")

A range of white base and wall units with complementary work tops with inset stainless steel sink and chrome mixer tap. Splashback. Built in oven and microwave. Four ring gas hob with filter hood. Space for an automatic washing machine. Breakfast bar. Useful under stairs storage area. Central heating radiator.

Stairs lead up to

Bedroom 3.71m (12'2") x 3.10m (10'2")

Double glazed window and central heating radiator.

Bathroom 3.68m (12'1") max x 2.01m (6'7")

A part tiled bathroom with a three piece white bathroom suite comprising wash basin with pedestal, bath with mixer shower and shower screen and wc. Gas central heating boiler. Store cupboard. Frosted double glazed window.

Outside

The property is pavement lined to the front. We understand from our vendor there is a shared yard to the rear which we recommend is checked by your solicitors.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		2	2
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	27
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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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