Peter David Properties Ltd

Residential Sales and Lettings

89 Crosland Road

Oakes, Huddersfield, HD3 3PG

Price guide £200,000

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Entrance Hallway
Accessed via a composite door with PVCu window to the side, this entrance hallway has a spindled staircase providing access to the first floor accommodation. Access to the living room and kitchen/diner.

Living Room
A generous sized but cosy living room with a large bay PVCu window to the front aspect. The focal point of the room is the fireplace, which houses a gas fire and sits on a marble hearth with wood surround. Benefiting from a neutral carpet and featuring solid wood internal doors throughout the property.

Kitchen/Diner
This modern kitchen/diner situated to the rear of the property provides views into the rear garden and has everything required to suit modern family life. The kitchen has cream matching wall and base units, wood effect laminate work-surfaces and features Karndean flooring. Integral appliances include; a gas oven, a gas hob with extractor, a dishwasher, a stainless steel sink and drainer and two spaces for free-standing appliances. There is also ample space for a dining table. Double doors lead into the Conservatory and a PVCu door leads to the side entrance. PVCu window to rear aspect.

Conservatory
An Conservatory leading off from the kitchen/diner benefiting from Karndean flooring provides an ideal space to relax and unwind. French PVCu double doors lead into the garden.

Landing
A spacious landing providing access to all first floor accommodation. Large PVCu window to side elevation and loft access.

Master Bedroom
This spacious master bedroom benefits from built in wardrobes and large PVCu window to front elevation allowing plenty of natural light.

Bedroom Two
A second double bedroom with PVCu window to rear elevation.

Bedroom Three
A third double bedroom with PVCu window to rear elevation.

House Bathroom
An impressive fully tiled house bathroom with laminate tiled effect flooring and chrome towel rail. Comprising; a WC with concealed cistern, a hand basin inset in a vanity unit, a bath with overhead shower and glass screen. PVCu window to front elevation.

Exterior
Externally the property benefits from a paved driveway (with parking for up to two cars) leading to a single garage. To the front there is a grassed area and an abundance of mature shrubs. To the rear a large enclosed and private garden with a grassed area and tiered decking.

Mortgages
We recommend Chris Terry at Just Mortgages, 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.

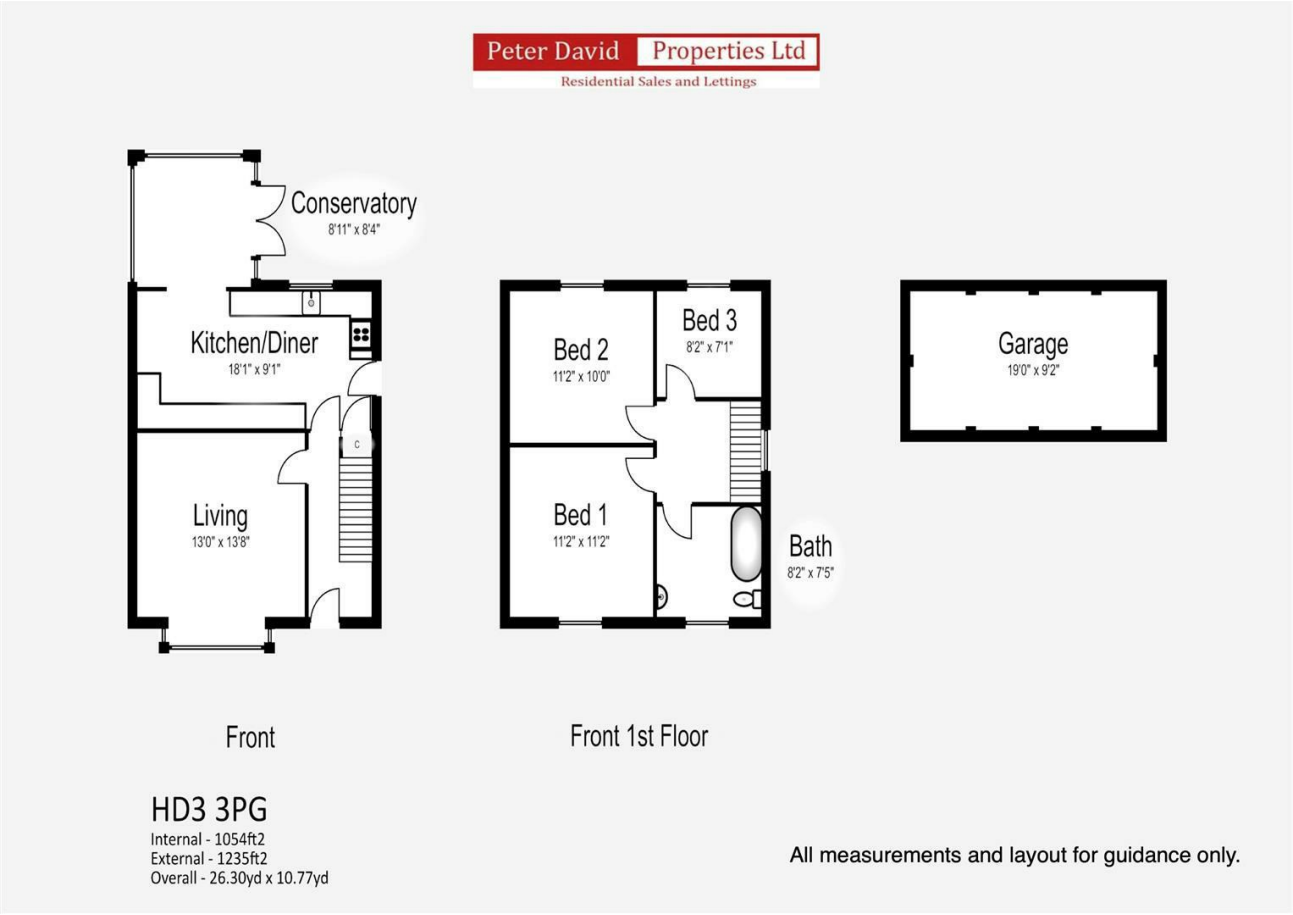
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

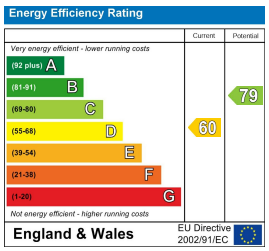
Floor Plan

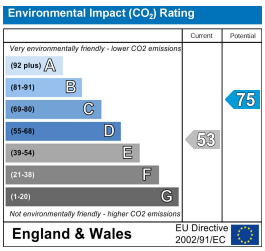


Viewing

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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