

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Plot 12 The Rowsley Hollyfield View

Oakes, Huddersfield, HD3 4FX

**£395,000**



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## The Rowsley Plot 1, 12, 14 & 15

The Rowsley is an impressive four-bedroom home set over two floors, with a modern open-plan kitchen dining area, spacious lounge, four double bedrooms with the master bedroom with en-suite. The property has a detached single garage.

You enter the Rowsley through an expansive central entrance hallway which features a downstairs cloakroom. Leading off the entrance hallway is a large lounge. The spacious kitchen diner extends across the full length of the house. It boasts stylish units and patio doors lead out to the rear landscaped garden. The ground floor also encompasses a utility space. The first floor landing leads to four double bedrooms and a family bathroom. The principal bedroom suite is complete with an en-suite adding sophistication to the home.

Please note images and CGI's included in the advert are representation only and may include additional features/upgrades

## 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.

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