

Peter David

Properties Ltd

Residential Sales and Lettings



7 Chesilton Avenue

Oakes, Huddersfield, HD3 4YA

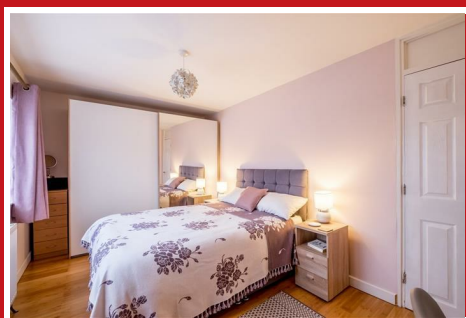
Offers in the region of £140,000



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Entrance Hallway

Enter the property via a stylish composite front door into an entrance hallway with an oak and glass paneled door leading into the living room and with stairs rising to the first floor. There is bamboo wooden flooring and a neutral carpet to the stairs.

Living Room

A spacious living room with a large PVCu window to the front aspect offering plenty of natural light. Solid wooden flooring flows throughout and there is an oak and glass paneled door leading to the kitchen/diner. The room also benefits from a gas fire with a tiled hearth and wooden surround.

Kitchen/Diner

A well appointed kitchen/diner featuring wooden matching wall and base units, wooden work surfaces and tiled splash backs with a stainless steel splash back to the back of the hob. Integrated appliances comprise; an oven, a five ring gas hob, an extractor fan and a dishwasher. There is also space for a freestanding fridge/freezer and a Belfast style sink sits in front of a PVCu window overlooking the rear garden. A PVCu rear door provides access to the rear garden and an internal wood and glass paneled door leads into the utility room. Solid wood flooring flows throughout and there is ample space for a dining table.

Utility Room

A useful, fully tiled utility room located at the side of the property with a composite door to the side. Solid wood flooring flows throughout and there is plumbing for a washing machine and a storage space under the stairs.

Landing

A landing with a neutral carpet and a PVCu window to the side elevation. Providing access to two double bedrooms, the house bathroom and with a loft hatch leading to a fully boarded loft space.

Bedroom One

A double bedroom with a large PVCu window to the front aspect and a useful built in storage cupboard. Bamboo wood flooring flows throughout.

Bedroom Two

A second double bedroom to the rear with a PVCu window overlooking the rear garden. Bamboo wood flooring flows throughout and the room benefits from a built in storage cupboard.

Bathroom

A stylish fully tiled house bathroom comprising; a WC, wash basin set over a vanity cupboard and a bath with overhead shower with small glass screen and curtain. There is a PVCu privacy window to the rear elevation.

Exterior

To the front, the property benefits from a block paved driveway with parking for two cars. To the rear is a pleasant, south-facing garden which is paved with surrounding raised beds. There is also a single garage to the rear with an up-and-over door.

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

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Road Map



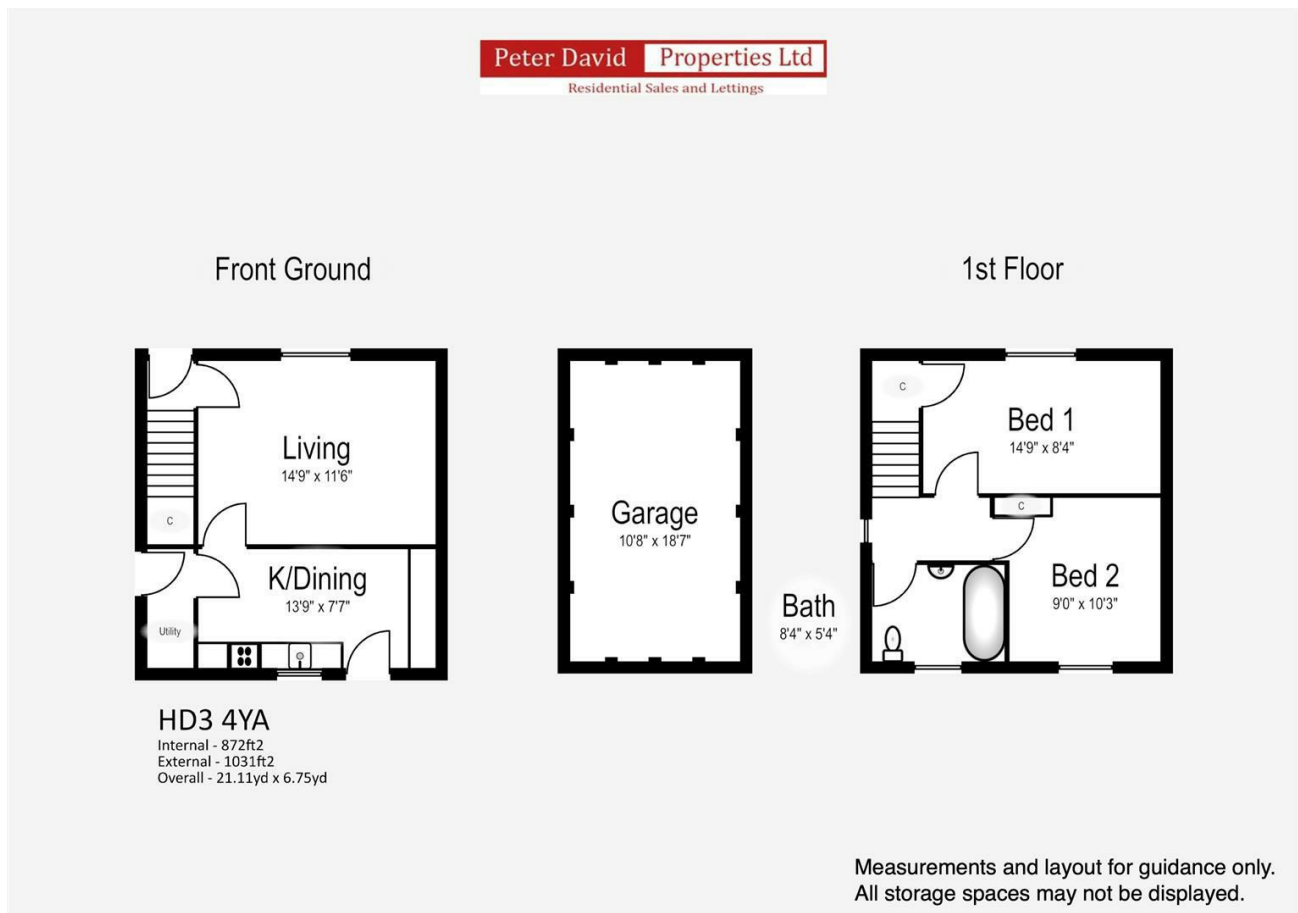
Hybrid Map



Terrain Map



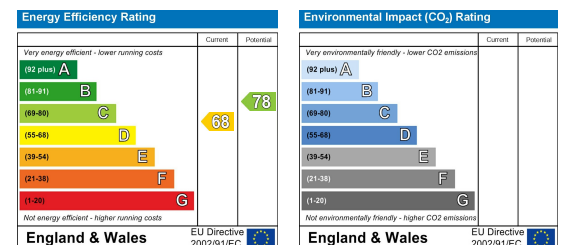
Floor Plan



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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