

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

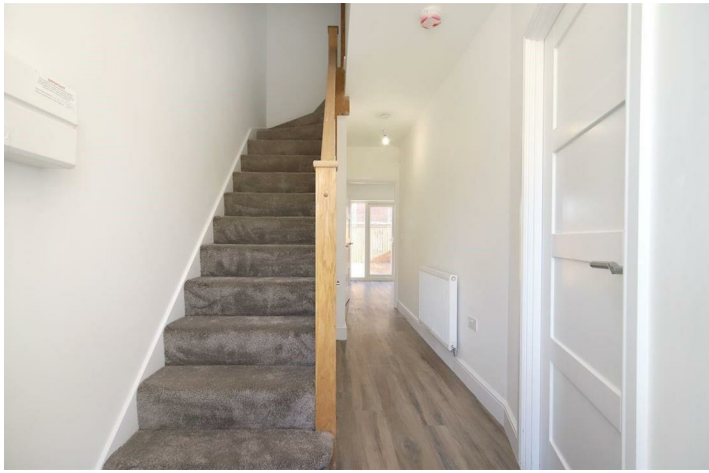
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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



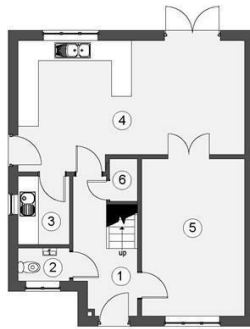
## Hybrid Map



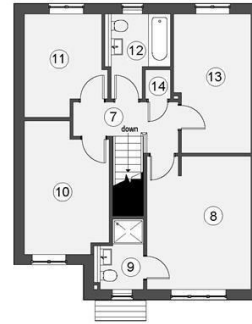
## Terrain Map



## Floor Plan



THE ROWSLEY HOUSE TYPE  
PROPOSED GROUND FLOOR PLAN  
Approx 62 sq metres ( 667 sq feet )



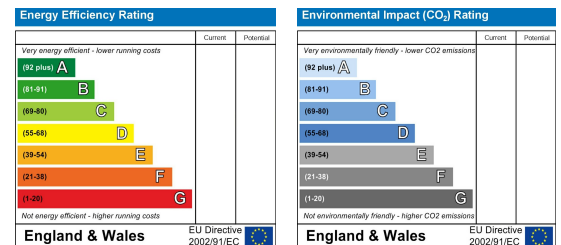
THE ROWSLEY HOUSE TYPE  
PROPOSED FIRST FLOOR PLAN  
Approx 62 sq metres ( 667 sq feet )

- |   |   |   |
|---|---|---|
| <ol style="list-style-type: none"> <li>1. Hallway 2m x 4.5m ( 6' 7" x 14' 9" ) max</li> <li>2. WC 1.6m x 1m ( 5' 3" x 3' 3" )</li> <li>3. Utility room 1.6m x 2.2m ( 5' 3" x 7' 2" )</li> <li>4. Kitchen / Dining 7.3m x 3.6m ( 23' 11" x 11' 9" )</li> <li>5. Lounge 3.3m x 5m ( 10' 9" x 16' 5" )</li> <li>6. Lounge 3.3m x 5m ( 10' 9" x 16' 5" )</li> </ol> | <ol style="list-style-type: none"> <li>7. Landing 3.3m x 1.6m ( 10' 9" x 5' 3" ) max</li> <li>8. Bedroom one 3.3m x 4.3m ( 10' 9" x 14' 1" )</li> <li>9. En - suite 1.6m x 2.2m ( 5' 3" x 7' 2" ) max</li> <li>10. Bedroom two 2.7m x 4.3m ( 8' 10" x 14' 1" ) max</li> </ol> | <ol style="list-style-type: none"> <li>11. Bedroom four 2.5m x 3.3m ( 8' 2" x 10' 9" ) max</li> <li>12. Bathroom 2.1m x 2.7m ( 6' 10" x 8' 10" ) max</li> <li>13. Bedroom three 2.5m x 4.5m ( 8' 2" x 14' 9" ) max</li> <li>14. Storage 0.8m x 0.9m ( 2' 7" x 2' 11" )</li> </ol> |
|---|---|---|
- Overall 124 sq metres ( 1,334 sq feet )**

## 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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