



35 Oaklands Crescent

Birchencliffe, Huddersfield, HD2 2FX

Offers in the region of £450,000



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Entrance Hallway

Enter this stunning property through a stylish composite door into a light and welcoming entrance hallway with feature panel wall and stairs rising to the first floor accommodation. Laminate flooring flows through into the kitchen/diner and double glass doors lead into the living room. Also benefiting from an integral door into the garage.

Living Room

This modern and well appointed living room has a large PVCu bay window to the front aspect and a feature panel effect wall. A soft neutral carpet complements the interior.

Kitchen Diner

The hub of the home is this fabulous kitchen/diner with high specification units and provides a perfect space to entertain guests. The kitchen features matching wall and base units, laminate work surfaces, wood effect laminate flooring and a stainless steel sink and drainer positioned in front of a PVCu window overlooking the rear garden. Integrated appliances comprise of: an electric oven, a gas hob, an extractor fan, a dishwasher and a fridge/freezer. There is a spacious dining area with feature floor to ceiling PVCu windows and french doors leading out to the rear garden. An archway leads through to the utility room and ground floor WC.

Utility

A useful utility room with matching wood effect tiled flooring flowing through from the kitchen, matching base units and a laminate worktop. There is space and plumbing for a washing machine. A composite door leads out into the garden and there is also access to the ground floor WC.

Ground floor WC

A modern partially tiled ground floor WC with hand basin and wood effect tiled flooring.

Landing

A spacious landing with traditional spindle balustrade and oak banister. Access to all bedrooms and house bathroom. Benefiting from a large walk in storage cupboard and loft space. PVCu window to side aspect.

Master Bedroom

A luxury master bedroom which features a dressing area with fitted mirrored wardrobes and access to the en-suite. PVCu window to rear elevation.

En-Suite

A fully tiled luxurious en-suite shower room with laminate flooring, a WC, hand basin and corner shower cubicle with glass sliding doors. PVCu privacy window to rear elevation.

Bedroom Two

A second double bedroom with PVCu window to front elevation.

Bedroom Three

A third double bedroom with PVCu window to rear elevation.

Bedroom Four

A fourth double bedroom with PVCu window to front elevation.

House Bathroom,

A stylish and contemporary fully tiled house bathroom with laminate flooring. Comprising of: a WC, hand basin, bath and a separate shower cubicle. Benefiting from a mirrored cabinet. PVCu privacy window to front elevation.

Exterior

To the rear of the property there is a private and enclosed garden with a lawn, raised flower beds with ornamental shrubs and a large stone flagged patio area. To the front is a block paved driveway (parking for two cars) leading to a single garage with an electric door. There is a lawn with a decorative shrub border.

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



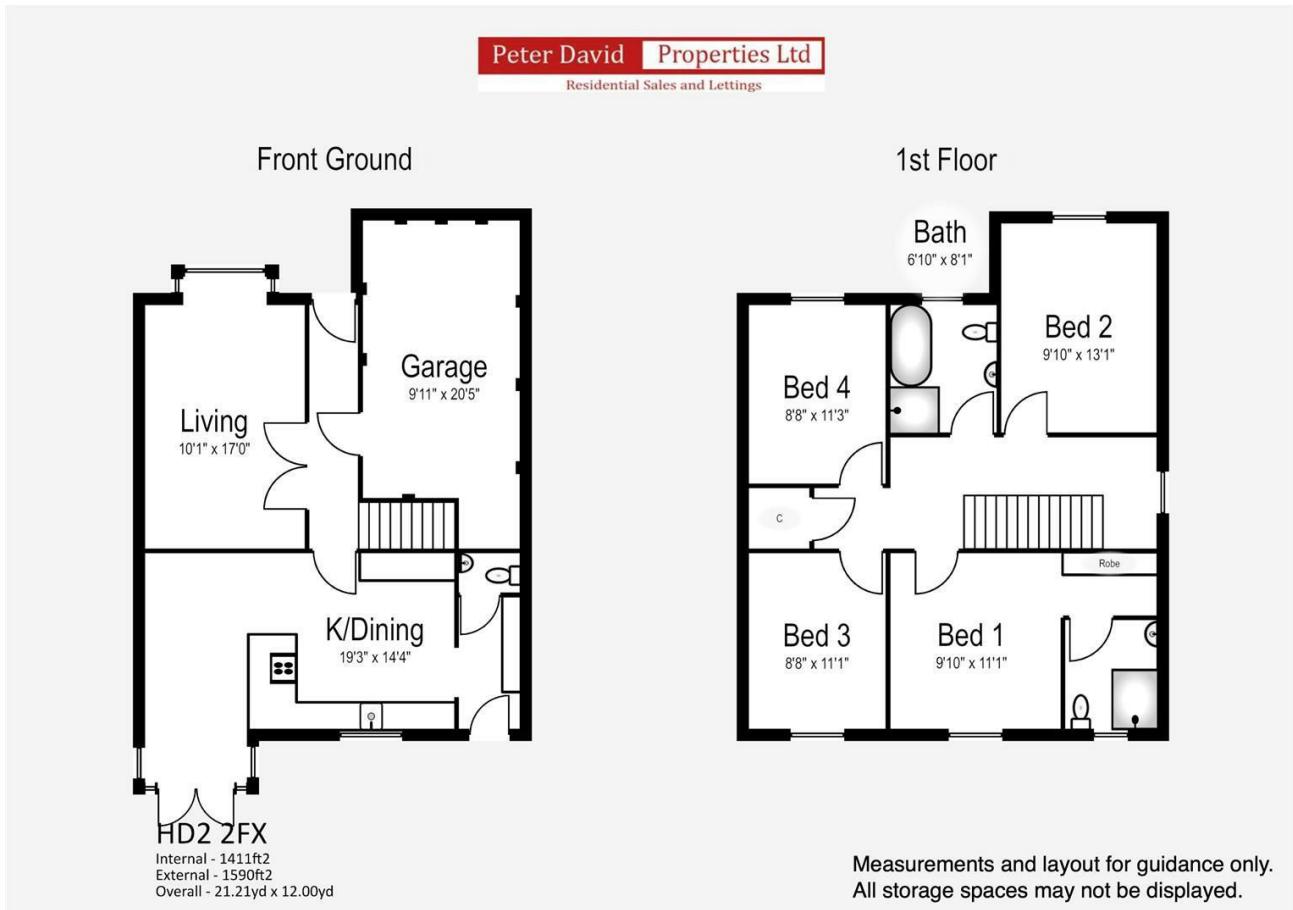
Hybrid Map



Terrain Map



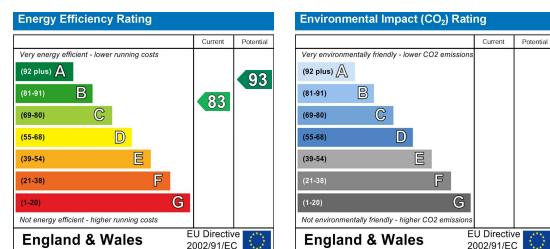
Floor Plan



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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