

Peter David

Properties Ltd

Residential Sales and Lettings



50 Goldington Drive

Oakes, Huddersfield, HD3 3PS

Price guide £185,000



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Entrance Hallway

Enter into this spacious hallway through a PVCu door with window to front aspect. Stairs rise to first floor accommodation.

Living Room

A good sized living room with PVCu bay window to front aspect. Electric fire with wood surround.

Kitchen

To the rear of the property the kitchen sits adjacent to the dining room/2nd reception room giving the potential buyer the opportunity to create a large kitchen/diner to the rear. The kitchen has matching wall and bases with tiled splash-backs and comprises of an electric hob and oven, an extractor and a washing machine. Also benefiting from a large pantry and a PVCu door to the side and window to the rear.

Dining Room/2nd Reception Room

A large already extended dining room/2nd reception room, with bay window to the rear aspect. Also benefiting from an electric fire with wood surround.

Landing

Providing access to all first floor accommodation and loft with PVCu window to the side elevation.

Master Bedroom

A double bedroom with PVCu window to front elevation.

Bedroom Two

A second double bedroom benefiting from built in wardrobes and cupboards. PVCu window to rear elevation.

Bedroom Three/Office

A single bedroom that could be utilised as an office. There is a large storage cupboard with PVCu window to front elevation.

Bathroom

A fully tiled bathroom with four piece suite, comprising: WC, bidit, hand basin and a corner shower cubicle. PVCu window to rear elevation.

Exterior

Externally the property benefits from a large private and enclosed garden to the rear with a patio. gravelled area and mature shrubs. To the front, a garden with patio area. There is a single garage with a driveway providing parking for up three cars.

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



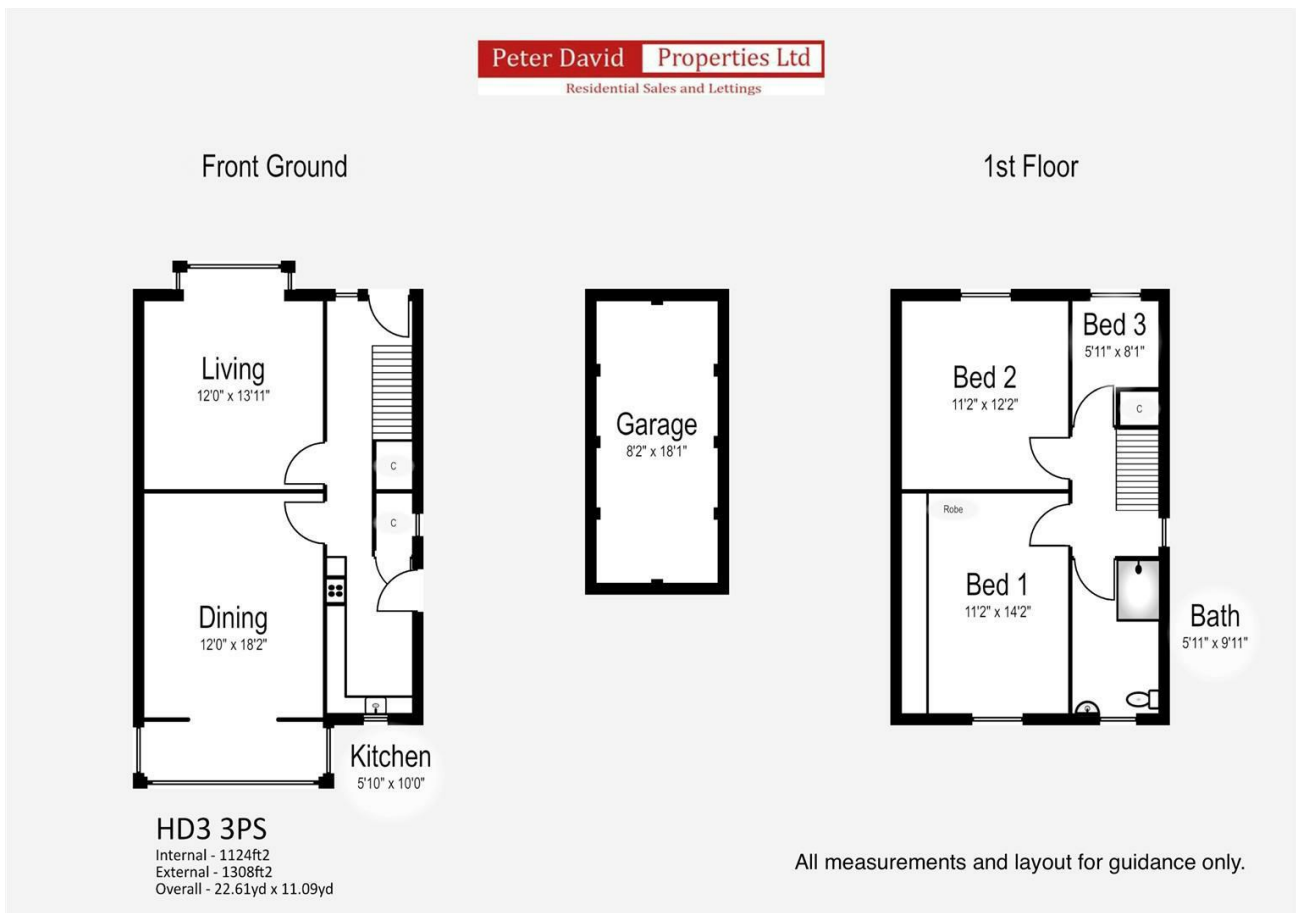
Hybrid Map



Terrain Map



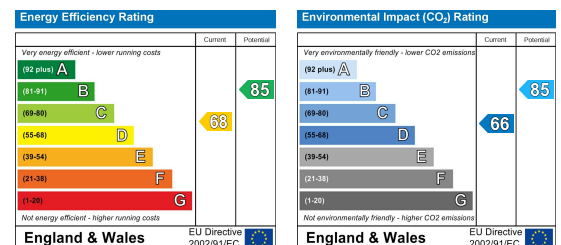
Floor Plan



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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