Peter David Properties Ltd

Residential Sales and Lettings

76 Oxley Road

Huddersfield, HD2 1NX

Offers in excess of £174,950

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Ground Floor -

Entrance Hall
Access via a composite door into a spacious entrance hallway with access to the kitchen/diner, WC, integral garage and stairs rising to the first floor.

Downstairs WC
A useful, partially tiled downstairs WC comprising; a WC and hand basin.

Garage
Integral, single garage with an up and over door and equipped with electrics and lighting.

Kitchen/Diner
This well presented room provides a modern and spacious kitchen/diner with high gloss matching wall and base units, laminate work surfaces, tiled splash backs and vinyl flooring. Integrated appliances comprise of: an electric oven, a gas hob and an extractor fan. There is also space for two additional free-standing appliances including a washing machine. There is a stainless steel sink and drainer, space for a fridge/freezer and ample space for a large dining table. There are double PVCu french doors leading out into the garden and two PVCu windows to each side allowing plenty of natural light.

First Floor -

Landing
Providing access to the Living Room and Bedroom Three. Also benefiting from a useful large storage cupboard.

Living Room
This well proportioned living room is situated to the front of the property and has two PVCu double glazed windows which provide plenty of natural light. The main focal point of the room is a feature electric fire with a wood and marble surround.

Bedroom Three
A large double bedroom with two PVCu windows to rear aspect.

Second Floor -

Landing
Landing providing access to house bathroom and two further bedrooms. There is also access to the loft space.

House Bathroom
A partially tiled, modern house bathroom with WC, hand basin and bath with overhead shower and glass screen. There are tiles to the floor, a wall mirror and a glass shelf.

Master Bedroom
This well proportioned Master Bedroom has two PVCu double glazed windows looking out to the front aspect and floor to ceiling fitted wardrobes across one wall with glass sliding doors.

En-suite
A partially tiled en-suite comprising a WC, a hand basin set in a vanity unit and shower cubicle.

Bedroom Two
A second double bedroom with two PVCu windows to rear aspect. The room benefits from floor to ceiling fitted wardrobes with sliding doors and an additional storage cupboard.

Exterior

Externally the property benefits from a low maintenance private and enclosed garden to the rear with a patio area., lawn and surrounding shrubbery. To the front there is driveway parking for two cars and access to the single, integral garage.

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

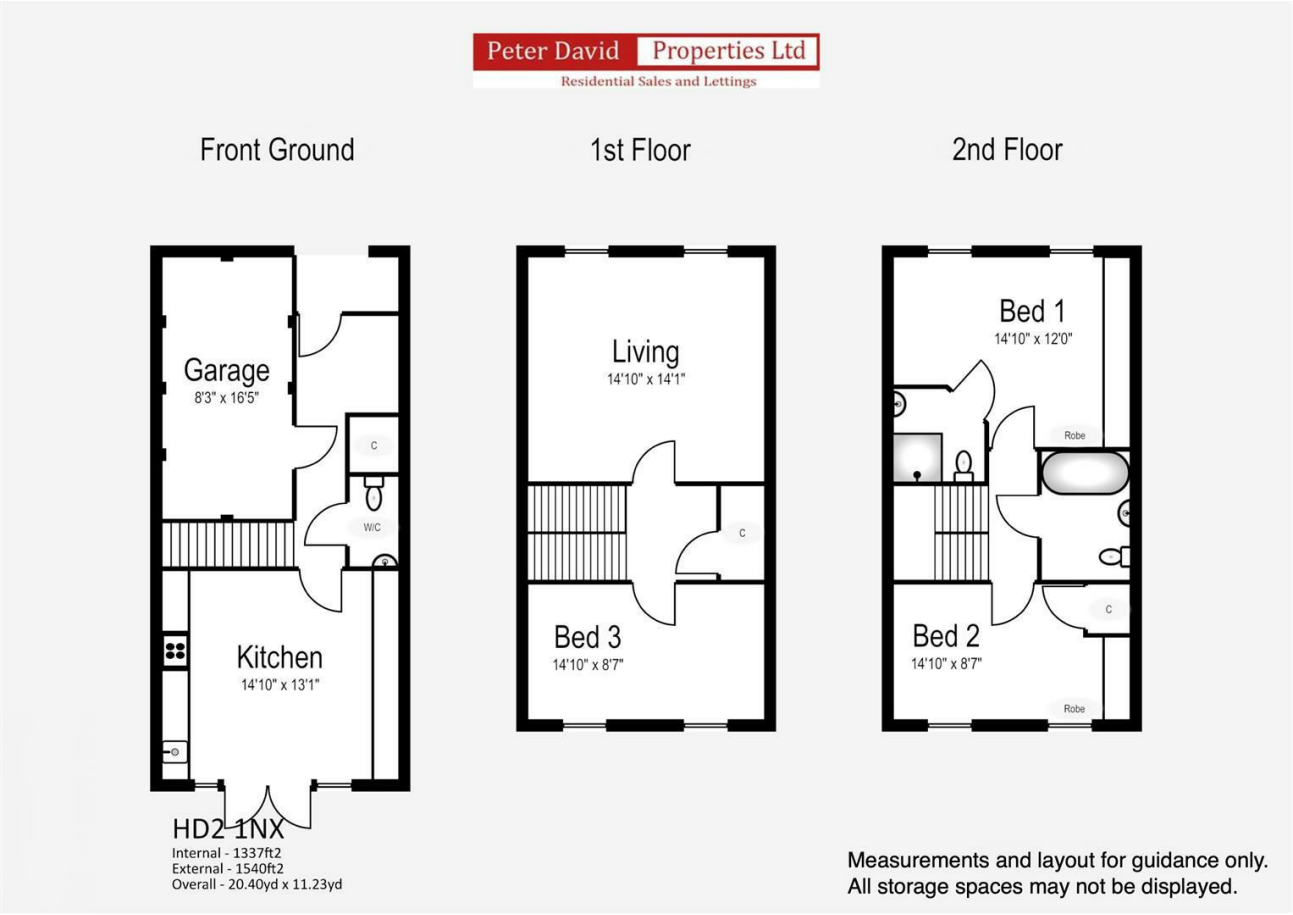
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

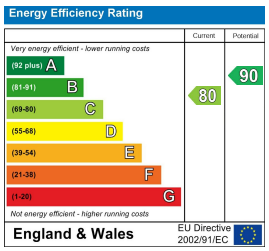
Floor Plan

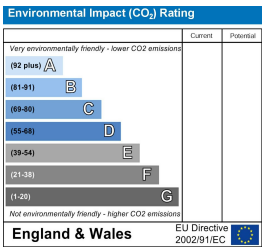


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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