Peter David Properties Ltd

Residential Sales and Lettings

70 Crosland Road

Oakes, Huddersfield, HD3 3PL

Offers in the region of £289,950

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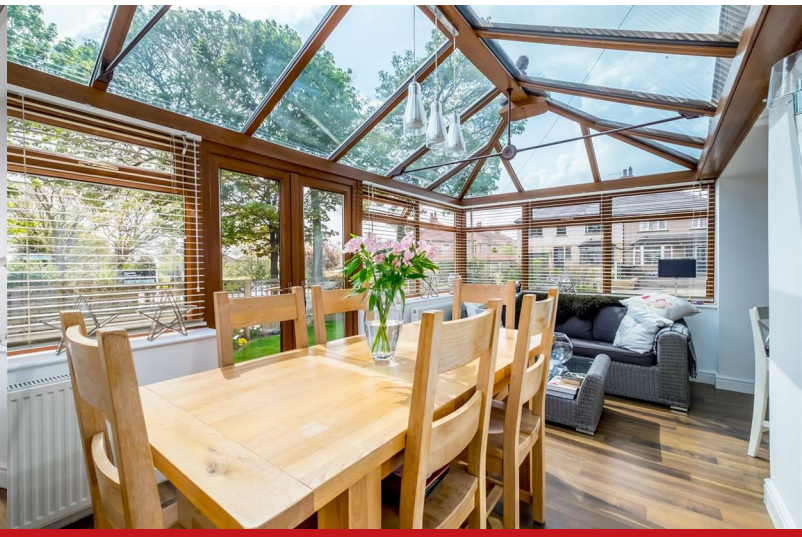

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Ground Floor: -

Entrance Hallway

Enter this delightful property via a PVCu door into the entrance hallway. Access to breakfast kitchen, orangery, living room, house bathroom, utility and bedroom. A PVCu window to the front aspect allows plenty of natural light and there is a useful under stairs storage cupboard.

Breakfast Kitchen

This splendid breakfast kitchen has high gloss cream matching wall and base units, black granite work surfaces, wood effect laminate flooring and a breakfast bar with seating for four people. Integrated appliances comprise of: an electric oven, a gas hob, an extractor fan, a dishwasher and a sunken stainless steel sink There is a large PVCu bay window to the front and open aspect to the orangery.

Orangery

Leading off the kitchen this large and spacious orangery provides further living space and enjoys views into the garden. There is ample space for a dining table and the room benefits from PVCu patio doors leading out to the side garden.

Living Room

A cosy living room with PVCu bay window to front aspect.

Utility

This useful utility room is located at the rear of the property and comprises of: white high gloss matching wall and base units, ceramic tiled flooring, laminate work surfaces and tiled splashbacks. There is plumbing for a washing machine and a further three spaces for free standing appliances. PVCu door with PVCu side window leads out to the rear of the property.

House Bathroom

A spacious partially tiled house bathroom with ceramic tiled flooring and underfloor heating. Comprising of: a WC, double shower with glass doors and a hand basin with built in vanity unit. Featuring a large wall mirror and chrome towel rail. PVCu privacy window to rear.

Bedroom One

A ground floor double bedroom with neutral carpet and PVCu window to rear aspect.

First Floor:-

Bedroom Two

A large double bedroom with built in wardrobes and a neutral carpet. Two PVCu windows to side elevation. Benefiting from under eaves storage.

En-Suite

An en-suite with laminate flooring. Comprising of a WC and wash basin. Benefiting from a wall mirror, mirrored cabinet and chrome towel rail.

Bedroom Three

A further double bedroom with built in wardrobes and neutral carpet. PVCu window to rear elevation.

En-Suite

A partially tiled en-suite with laminate flooring. Featuring a WC, wash basin with vanity unit and double walk in shower with glass panel. Benefiting from glass and wood wall cabinet and chrome towel rail.

Exterior

This property has gardens on three sides. To the front is a block paved driveway with parking for three cars and a lawn. To the side is a patio area and lawn with an abundances of mature trees and shrubs and to the rear is a decked area with a shed surrounded by mature trees and shrubs.

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

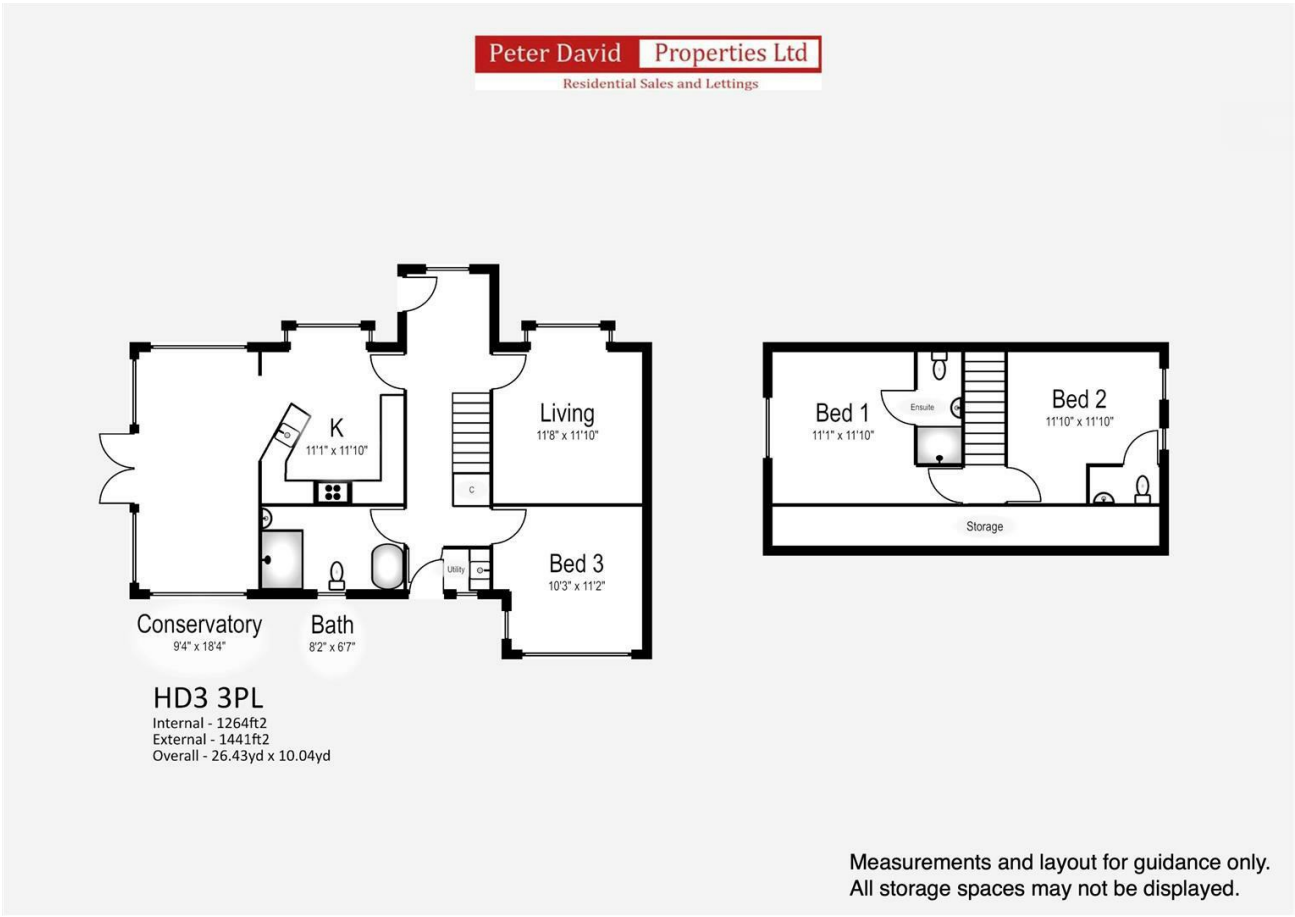
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

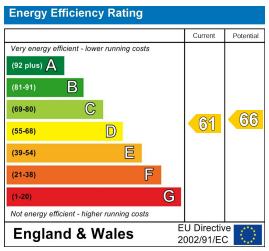
Floor Plan

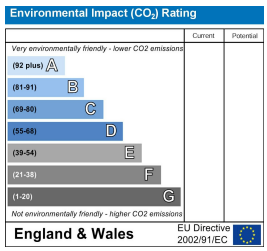


Viewing

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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