

Peter David

Properties Ltd

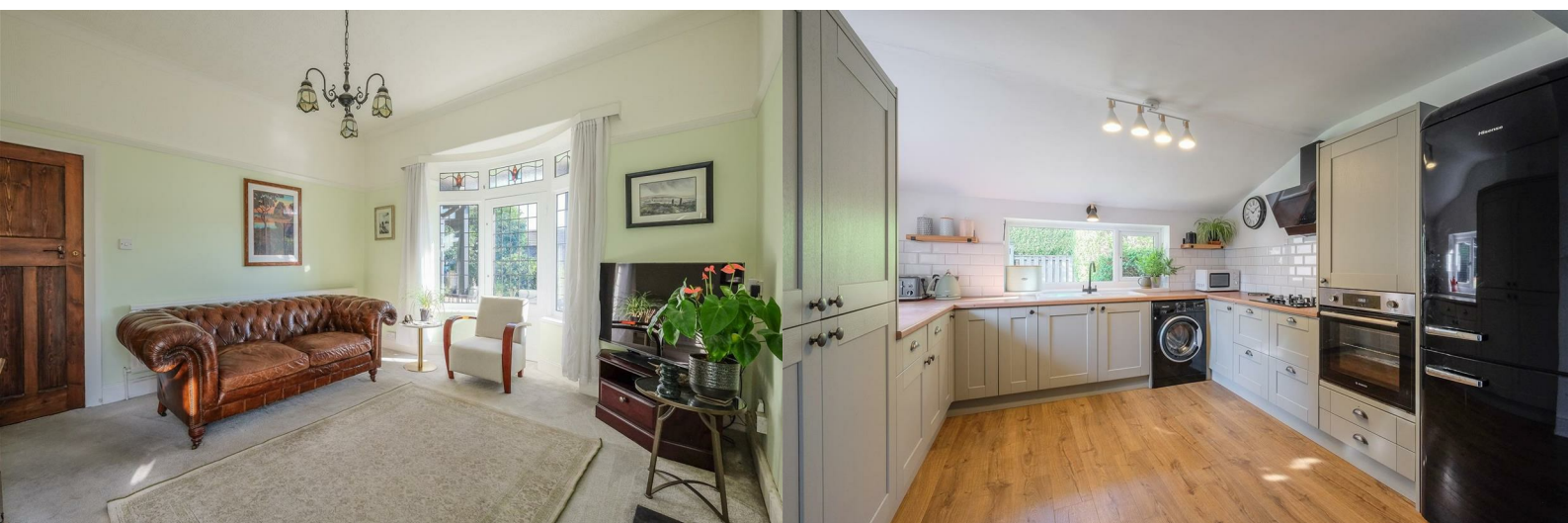
Residential Sales and Lettings



70 Oakes Road South

Oakes, Huddersfield, HD3 4XT

Offers in the region of £375,000



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Entrance Vestibule

A grand entrance leads you to the doorway of this property. An original solid wood door with stain glass windows takes you into the vestibule with Karndean flooring. A feature wooden door with leaded glass panels take you into the hallway.

Hallway

A spacious hallway with Karndean flooring, high ceilings and ornate plasterwork cornices. Access to the living room, kitchen/diner, both bedrooms and house bathroom,

Living Room

To the front of the property is spacious living room with a neutral carpet, ornate cornices and high ceilings. An inset fireplace housing a multi fuel stove provides an ideal focal point. Triple glazed wooden bay window with original stain glass and feature wood and glass door leads out on to the veranda. Access to the conservatory.

Conservatory

To the side of the property is the conservatory with vinyl flooring, PVCu windows to three sides and a PVCu door leading out to the rear patio.

Kitchen/Diner

The hub of the home is this spacious and newly refurbished kitchen diner, with laminate flooring, matching wall and base units with newly fitted doors, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob an extractor and a Belfast sink. A PVCu window overlooks the rear garden and a further PVCu window to the side. There are two free standing spaces for appliances, one with plumbing for a washing machine

and one for a fridge/freezer.

The dining area has plenty of room for a dining table and an inset fireplace housing a multi fuel stove on a slate hearth takes pride of place. There is a wooden double glazed sash window with stain glass overlooking the side of the property and a wooden door leads through to the porch.

Porch

A useful porch with PVCu windows to two sides. A PVCu door leads out to the side.

Bedroom One

To the front of the property is this large double bedroom with vinyl flooring, currently used as a second living room. Benefiting from high ceilings, ornate cornices and another feature window with stained glass and door leading out to the veranda and front garden.

Bedroom Two

To the rear is a second double bedroom with neutral carpet, high ceilings, cornice and wooden double glazed window overlooking the garden.

Bathroom

A feature house bathroom with Karndean flooring. Comprising of: a WC, a traditional wash basin and wash stand, a free standing claw foot bath and a walk in shower with marble splashbacks and glass panels. Two wooden double glazed privacy windows to rear. There is access to the boarded loft, which could be converted to a third bedroom with an en-suite (STPP).

Exterior

The property sits on a large plot and is surrounded by gardens. To the rear is a paved patio area, large lawns

to either side of raised beds, mature trees, shrubs and a rose garden. There is a large shed, which could be used as a workshop or office and a single detached garage with concrete driveway providing off-road parking for one car. Access down both sides of the garden to the private and enclosed front garden again with a large lawn, an abundance of shrubs, herbaceous borders, views across to Emley Moor and a stunning entrance to the property and veranda.

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.

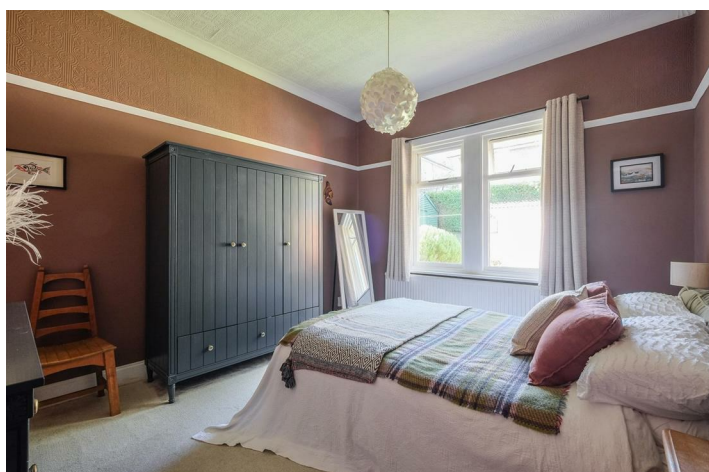
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,

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



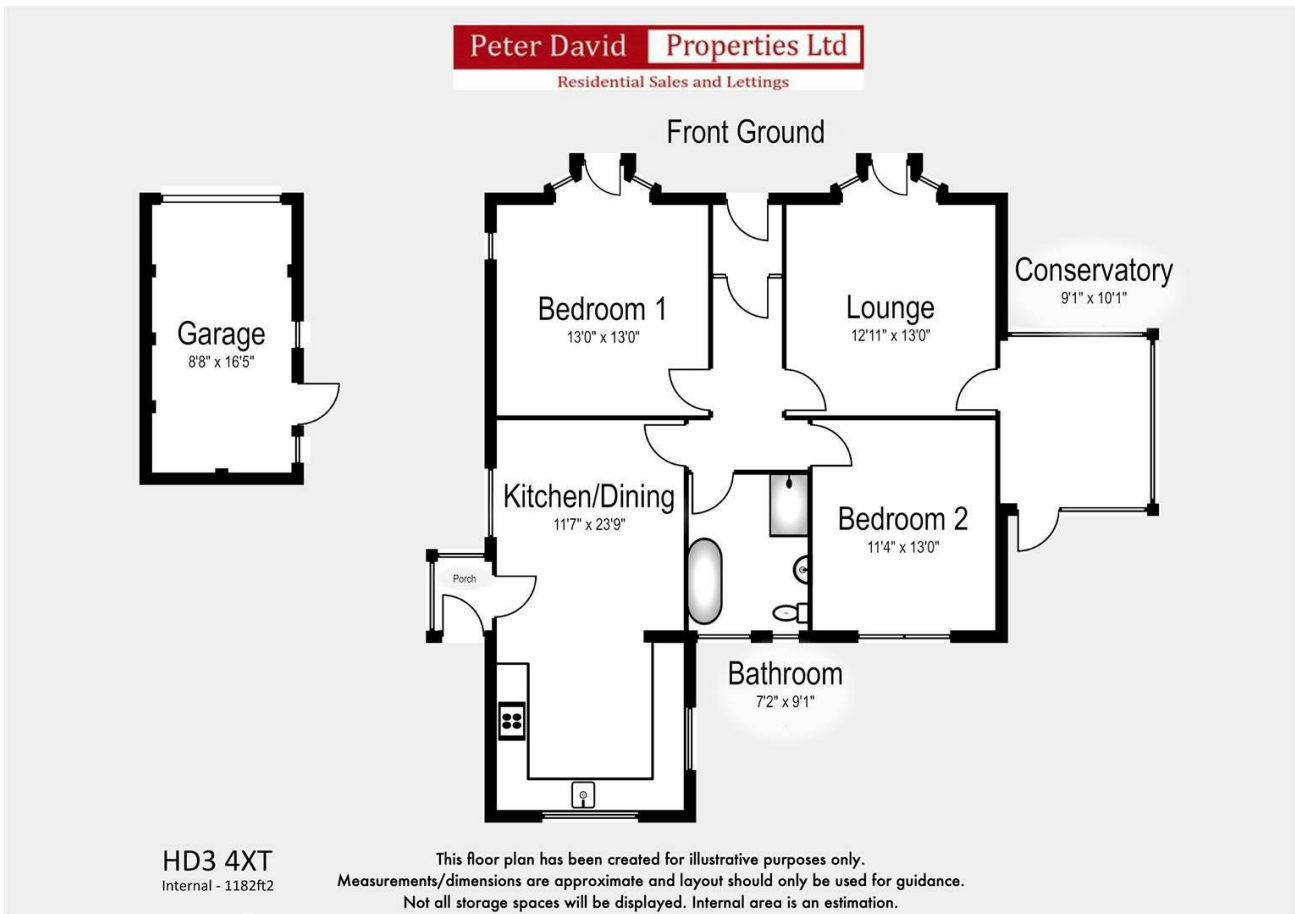
Hybrid Map



Terrain Map



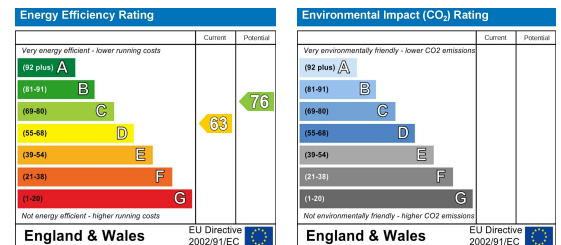
Floor Plan



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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