Peter David Properties Ltd

Residential Sales and Lettings

17 Wheatfield Avenue

Oakes, Huddersfield, HD3 4FR

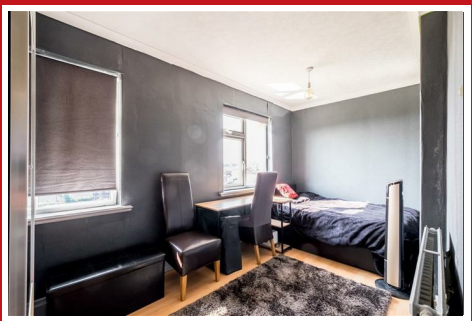
Offers in the region of £180,000

2 1 2 D

17 Wheatfield Avenue

Oakes, Huddersfield, HD3 4FR

Offers in the region of £180,000



Ground Floor:

Entrance Hallway
Access via PVCu door with glass side panels into this deceptively spacious property with laminate flooring and access to living room and kitchen diner.

Living Room
A spacious living room with a gas Victorian fireplace on a marble hearth and original tile and wood surround. A large PVCu bay window to front aspect.

Kitchen/Diner
The kitchen is to the rear of the property and has laminate flooring, matching wood wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a 1.5 stainless steel sink and drainer and a further two free standing spaces for appliances. There is ample space for a dining table and a PVCu window overlooking the rear garden. Access to the lower ground floor.

Lower Ground Floor:

WC
A WC with tiled flooring and a Saniflow WC and wash basin. This room houses the boiler.

Study/Second Reception Room
A spacious study/second reception room with PVCu patio doors leading out to the rear garden.

Basement/Storage space
A large storage space with the potential to be tanked out and provide additional living space.

Second Floor:

Landing
A carpeted staircase to the first floor landing. Access to both bedrooms, bathroom and boarded loft.

Bedroom One
A double bedroom with fitted sliding wardrobes. Benefiting from a feature mirror and PVCu bay window to front elevation.

Bedroom Two
A further double bedroom with fitted wardrobes and two PVCu windows , the views across to Meltham and Holme Moss can truly be appreciated from this room.

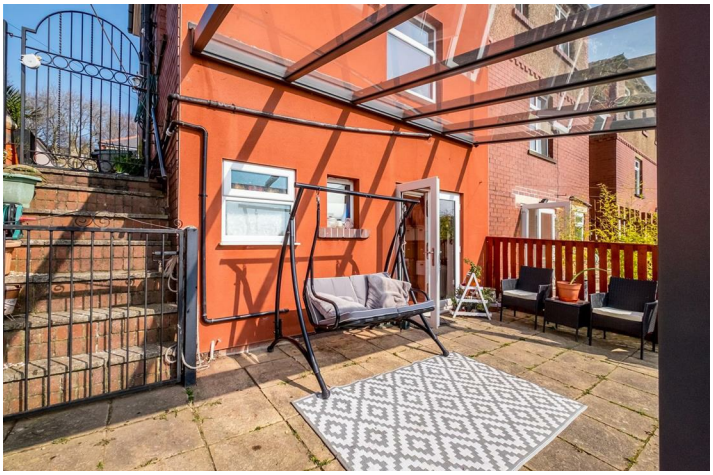
Bathroom
A fully tiled bathroom with laminate flooring. Comprising of a concealed cistern WC, wash basin with vanity unit and a bath with an electric overhead shower. PVCu privacy window to side elevation.

Exterior
The rear of the property can be accessed from the patio doors on the lower ground floor study or from the side of the property. There is an enclosed garden with lawn and a patio area with a Crocodile verandah system which could potentially provide a conservatory adding further accommodation. There are vendor owned solar panels to the roof as the garden is south facing. To the front is a paved driveway providing off-road parking for two 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

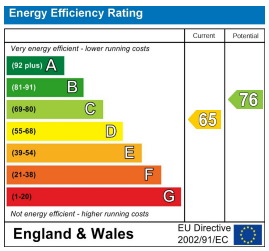
Terrain Map

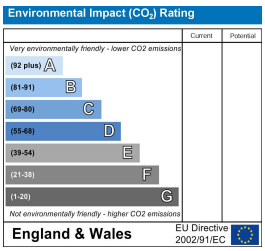
Floor Plan

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk