

Peter David

Properties Ltd

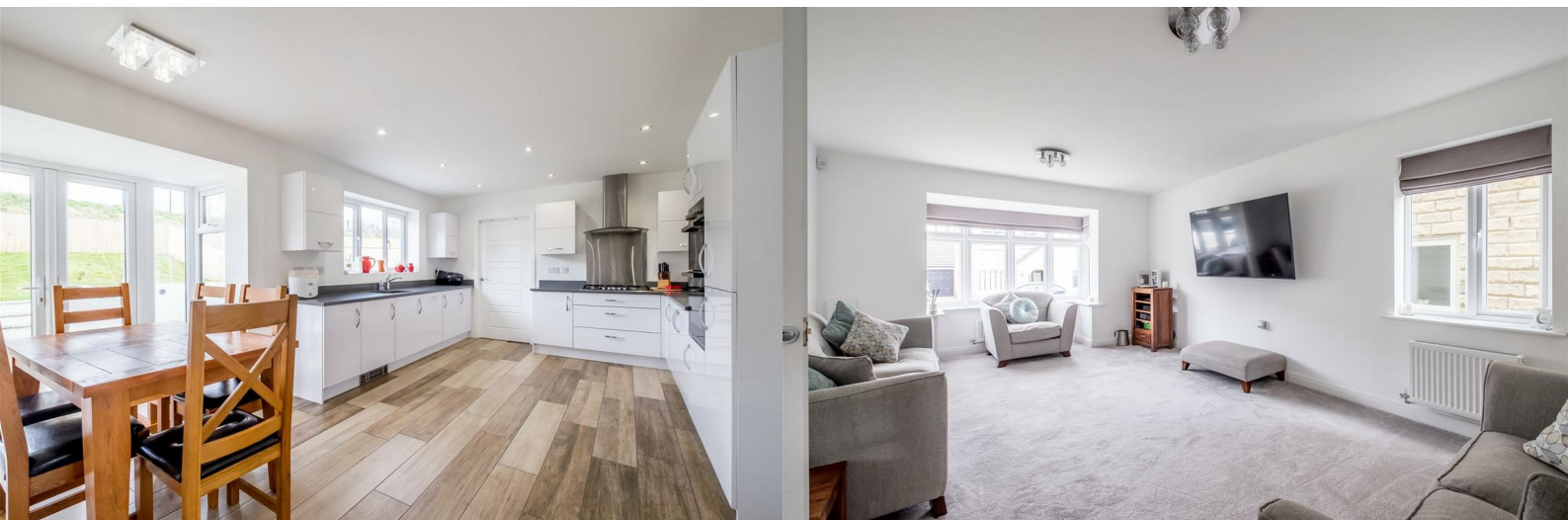
Residential Sales and Lettings



## 18 Oaklands Crescent

Birchencliffe, Huddersfield, HD2 2FX

Offers over £600,000



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## Entrance Hallway

Enter this stunning property through a stylish composite door with two side privacy glass panels into a light and welcoming entrance hallway with stairs rising to the first floor accommodation. Wood effect tiles flow through into the kitchen/diner and double glass and oak doors lead into the living room. Also benefiting from a useful under stairs storage cupboard.

## Living Room

This modern and well appointed living room features a large PVCu bay window to the front aspect and another window to the side allowing for plenty of natural light. A soft grey carpet compliments the neutral interior.

## Kitchen/Diner

The hub of the home is this fabulous kitchen/diner with high specification units and provides a perfect space to entertain guests. The kitchen features high gloss matching wall and base units, grey granite work surfaces and a sunken stainless steel sink positioned in front of a large PVCu window overlooking the rear garden. There are wood effect floor tiles and a stainless steel splash back to the back of the hob. Integrated appliances comprise of two electric ovens, a five ring gas hob, an extractor fan, a dishwasher and a fridge/freezer. There is a spacious dining area with PVCu french doors leading out into the rear garden. Internal glass double doors lead off the kitchen into the second reception room and there is also access to the utility room.

## Dining Room/Snug

A second reception room currently being utilised as a playroom, it could serve a variety of purposes from a dining room to a home office. There are PVCu double doors providing additional access to the rear garden.

## Utility Room

A useful utility room with matching wood effect tiled flooring flowing through from the kitchen. There is a granite worktop with plumbing for a washing machine and space for an additional freestanding appliance. A composite door leads out into the garden and there is also access to the ground floor WC and the integral double garage.

## Ground floor WC

A modern partially tiled ground floor WC with hand basin and wood effect tiled flooring. PVCu privacy window to the side aspect.

## Double Garage

A spacious, double garage with two up and over doors, power and light. There is also an electric car charging point.

## First floor -

### Galleried Landing

A stunning galleried landing space which is bright and spacious with a PVCu window to the front aspect. The landing provides access to all bedrooms, the study and the house bathroom. There is also a storage cupboard housing the water tank. A luxurious deep pile grey carpet runs throughout the first floor accommodation.

### Master Bedroom

An impressive and luxury master bedroom which features a dressing area with fitted mirrored wardrobes and an en-suite. PVCu window to rear elevation.

### En-suite

A partially tiled luxurious en-suite shower room with a WC, hand basin and double shower cubicle. There are ceramic tiles to the floor and a PVCu privacy window to the side aspect.

### Bedroom Two

A further tastefully decorated double bedroom with a PVCu window to the front aspect and access to the Jack and Jill shower room.

### Jack and Jill Shower Room

A partially tiled shower room with a WC, a hand basin and a large shower cubicle. There are large ceramic tiles to the floor and a PVCu privacy window to the side aspect.

### Bedroom Three

A double bedroom situated at the rear of the property with a PVCu window overlooking the rear garden. There is access to the Jack and Jill shower room.

### Bedroom Four

A double bedroom with two PVCu windows to the front aspect allowing plenty of natural light.

### Bedroom Five

Currently utilised as a nursery, this bedroom is located next to the Master bedroom with a PVCu window to the rear aspect.

### Bedroom Six/Study

A single bedroom currently being used as a study with a PVCu window to the front aspect.

### House Bathroom

A stylish and contemporary half tiled house bathroom with a WC, hand basin, bath and a separate shower cubicle. There are ceramic tiles to the floor and a PVCu privacy window to the rear.

### Exterior

To the front of the property there is a large block paved driveway with parking for up to three cars and a pleasant lawn. To the rear of the property there is a large south west facing enclosed garden with a large and spacious Indian stone patio area, raised flower beds and a large lawn. The rear garden also benefits from outside lighting and there is also electrics/plumbing installed underneath the paved area in order to accommodate a hot tub.

### 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

**Peter David Properties Ltd**  
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Front Ground

1st Floor

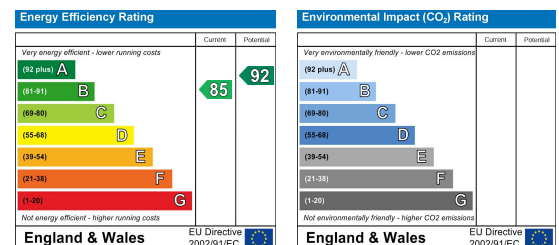
**HD2 2FX**  
Internal - 2319ft<sup>2</sup>  
External - 2555ft<sup>2</sup>  
Overall - 30.33yd x 12.32yd

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## 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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