

Peter David

Properties Ltd

Residential Sales and Lettings



55 Greenfield Avenue

Oakes, Huddersfield, HD3 4FS

Offers in the region of £270,000



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Entrance Hallway

Access the property via a composite front door into a welcoming entrance hallway with coir matting to the entrance area and engineered oak flooring throughout. The hallway provides access to the kitchen/diner and ground floor WC. There are carpeted stairs rising to the first floor and a PVCu window to the side aspect. The hallway also benefits from a useful under-stairs storage cupboard.

Ground floor WC

A useful WC with a PVCu privacy window to the side aspect, ornate tile effect vinyl flooring, a chrome towel rail and an extractor fan. There is a concealed cistern WC and a wash basin set over a vanity unit with a tiled splash back.

Kitchen/Diner

A well appointed kitchen/diner with laminated tile effect flooring, matching grey wall and base units, laminate worktops and a glass splash-back. Integrated appliances comprise; a dual oven, an induction hob, an external extractor fan, a fridge/freezer, a washing machine and a dishwasher. Additionally the kitchen benefits from a stainless steel sink and drainer and a breakfast bar area with two stools. There is a PVCu window to the rear aspect and double PVCu doors leading into the conservatory. The room has ample space for a large dining table and oak double doors with glass panels lead into the living room.

Living Room

An immaculately presented living room with a PVCu bay window to the front aspect and an attractive gas fire with a marble surround. A neutral carpet flows throughout.

Conservatory

A spacious conservatory offering a second sitting area with PVCu windows to all sides and double PVCu doors leading to the rear garden. Featuring a sentinel solid roof with inset spotlights and laminate wood flooring.

Landing

A spacious landing area providing access to three bedrooms and the house bathroom. A striped carpet flows throughout and there is a PVCu window to the side aspect. A loft hatch leads to a partially boarded loft space.

Master Bedroom

A spacious bedroom with a PVCu window to the front aspect and a neutral carpet. The bedroom benefits with modern fitted wardrobes with mirrored and glass sliding doors.

Bedroom Two

A second double bedroom with a PVCu window to the rear elevation. The bedroom also boasts modern fitted wardrobes with mirrored doors and a neutral carpet.

Bedroom Three

A single bedroom with a PVCu window to the rear elevation and a neutral carpet.

Bathroom

A modern, fully fitted bathroom with acrylic paneling around the bath and tile effect vinyl flooring. Comprising a concealing cistern WC with attached storage cupboard, a wash basin set over a vanity cupboard and a bath with overhead shower and curved glass screen. There is a PVCu privacy window to the front elevation, a chrome towel rail and built-in shelving.

Garage/Utility

A single garage with an up-and over door accessed from the driveway to the side. To the rear of the garage is a useful utility area providing storage space with light and power.

Exterior

Externally the property features a n attractive gated driveway to the front and side providing off-road parking for up to four cars leading to the detached garage. To the rear, the property offers a pleasant area to relax in this beautiful,

south facing, enclosed garden which boasts an artificial lawn area and a raised patio.

Mortgages

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

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Disclaimer

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.



Road Map



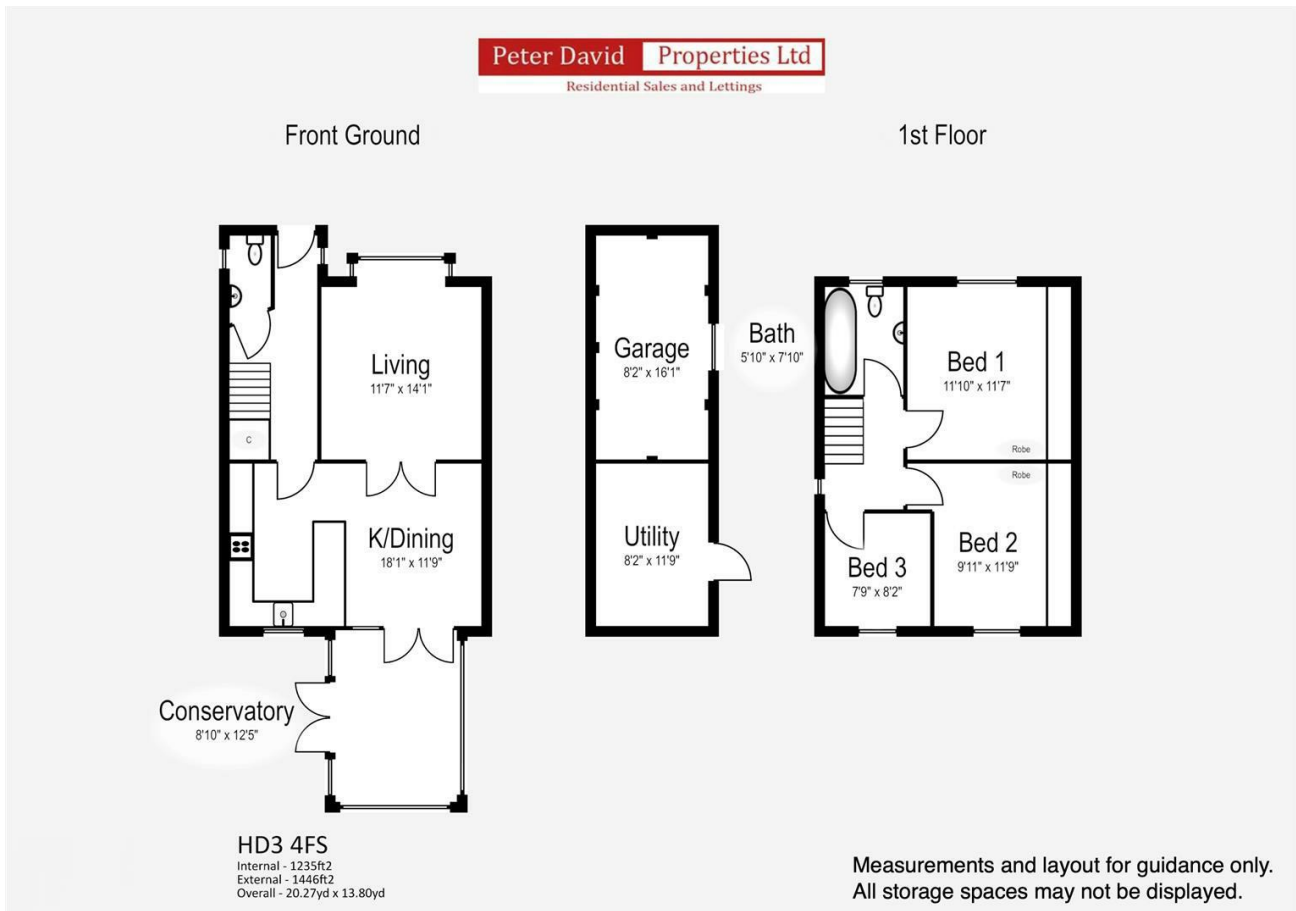
Hybrid Map



Terrain Map



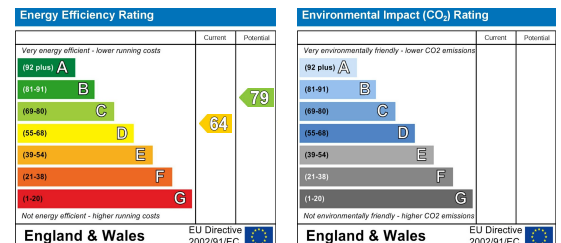
Floor Plan



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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