Peter David Properties Ltd

Residential Sales and Lettings

93 Crosland Road

Oakes, Huddersfield, HD3 3PG

Offers over £225,000

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Ground Floor -

Entrance Hallway
Enter the property via a PVCu door with a PVCu frosted window into an entrance hallway. Stairs rise to the first floor accommodation. Access to the kitchen, living room and dining room.

Living Room
A light and airy living room with a large PVCu bay window providing plenty of natural light. A marble fireplace takes pride of place, housing a gas fire on a marble hearth.

Dining Room
To the rear of the property there is a large extended dining room providing a spacious reception room and everything required to suit modern family life. The dining room boasts two electronically operated velux windows, a PVCu door to the rear, and a large PVCu window providing views of the rear garden.

Kitchen
A partially tiled kitchen with white gloss matching wall and base units, tiled splash backs, laminate work surfaces and linoleum flooring. Integrated appliances consist of: a dual electric oven, a gas hob and an extractor fan. There are three free standing spaces for appliances, one with plumbing for a washing machine. Benefiting from a stainless steel sink and drainer, a large PVCu window to the rear and a PVCu door to the side.

First Floor -

Landing
Providing access to all the bedrooms and a house bathroom. PVCu window to side elevation.

Master Bedroom
A double bedroom to the front of the property with solid oak fitted wardrobes and sliding doors. PVCu window to the front elevation.

Bedroom Two
A second double bedroom, benefiting from a fitted wardrobe and a PVCu window overlooking the rear garden.

Bedroom Three
A third double bedroom, benefiting from a fitted wardrobe and a PVCu window to the rear elevation.

House Bathroom
A partially tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin and a bath with an overhead shower and glass screen. Benefiting from a chrome towel rail and a PVCu privacy window to the front elevation.

Exterior
To the rear of the property there is an enclosed south facing garden with a tiered lawn and a patio area surrounded by an abundance of mature shrubs. To the side, there is a driveway which provides off road parking for two cars. To the front of the property is a further lawned area again with an abundance of mature 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

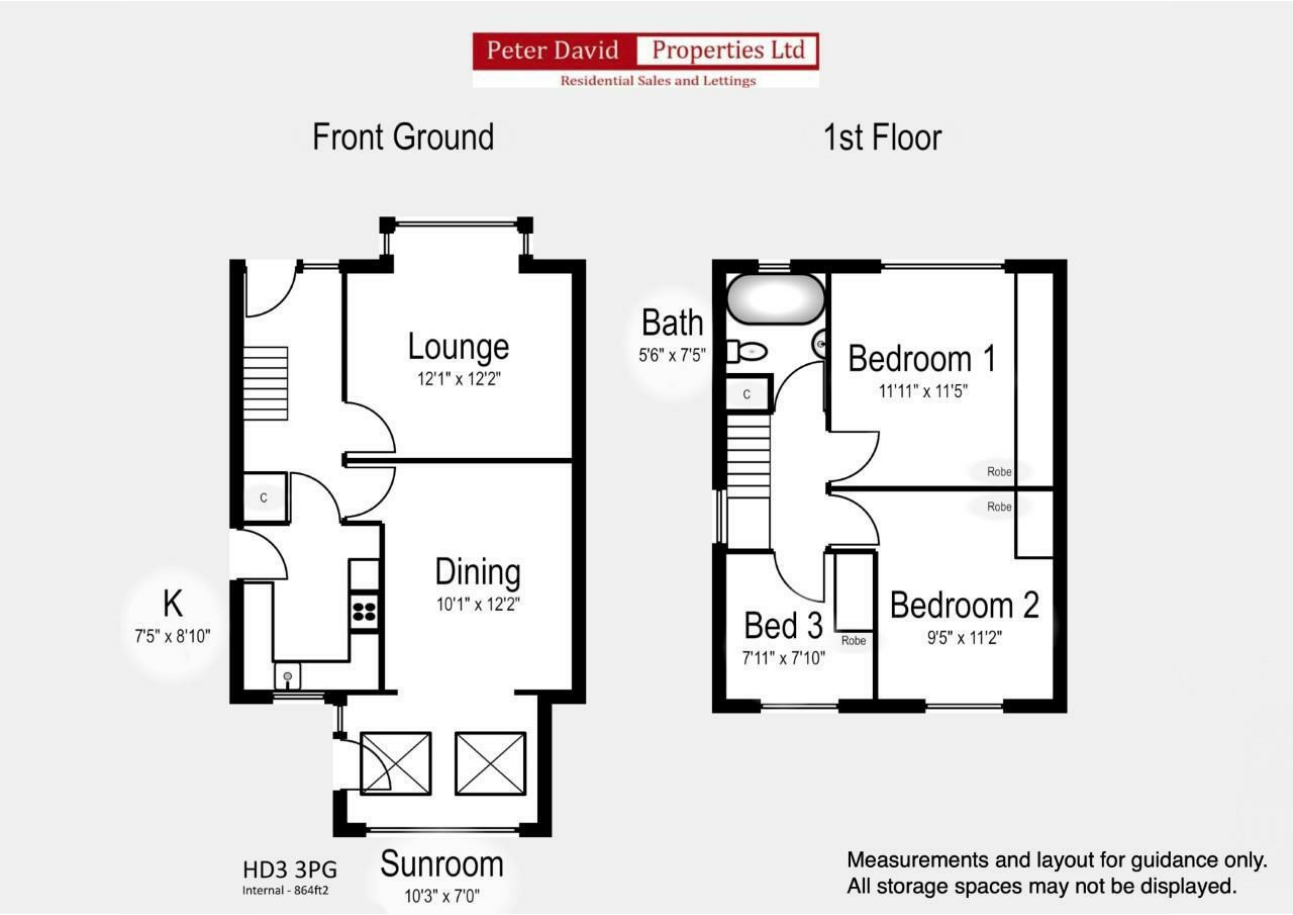
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

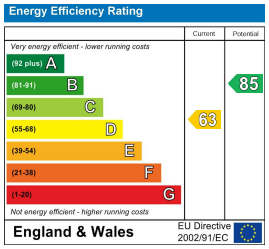
Floor Plan

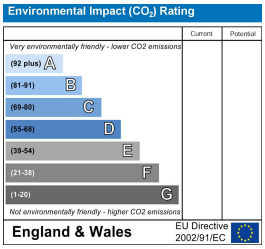


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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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