

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 5 Oaklands Crescent

Lindley, Huddersfield, HD2 2FX

Offers in the region of £415,000



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## Entrance Hallway

Enter this stunning property through a stylish composite door into a light and welcoming entrance hallway with stairs rising to the first floor accommodation. There are ceramic tiles to the floor and double glass doors lead into the living room. Also access to the kitchen/diner and ground floor WC.

## Living Room

This modern, spacious and well appointed living room has a large PVCu bay window to the front aspect and a small window to the side allowing plenty of natural light. The focal point is the stunning log effect electric fire featured within the media wall. Also benefiting from a laminate floor.

## 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 cream matching wall and base units, wood effect laaminate work surfaces, ceramic tiled flooring and a stainless steel sink and drainer positioned in front of a PVCu window overlooking the rear garden. Integrated appliances comprise of: an electric oven, a gas hob, an extractor fan, a dishwasher and a fridge/freezer. There is a spacious dining area with feature floor to ceiling PVCu windows and french doors leading out to the rear garden. An archway leads through to the utility.

## Utility

A useful utility room with matching ceramic tiled flooring flowing through from the kitchen, matching base units and a laminate worktop. There is plumbing for a washing machine. A composite door leads out into the garden . There is an integral door leading into the single garage.

## Landing

A spacious landing with traditional spindle balustrade and oak banister. Access to all bedrooms and house bathroom. Benefiting from a large walk in storage cupboard and loft space.

## Master Bedroom

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

## En-suite

A partially tiled luxurious en-suite shower room with laminate flooring, a WC, hand basin and double shower cubicle with glass sliding doors. PVCu privacy window to side elevation.

## Bedroom Two

A second double bedroom with PVCu window to rear elevation.

## Bedroom Three

A third double bedroom with PVCu window to rear elevation.

## Bedroom Four

A fourth double bedroom with a feature panelled wall and PVCu window to front elevation.

## House Bathroom

A stylish and modern partially tiled house bathroom with laminate flooring. Comprising of: a WC, hand basin, bath and a separate shower cubicle. PVCu privacy window to rear elevation.

## Exterior

To the rear of the property there is a private and enclosed south facing garden with a lawn and patio

area. To the front is a block paved driveway (parking for two cars) leading to a single garage with an up an over door. There is a lawn with a decorative shrub border.

### 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

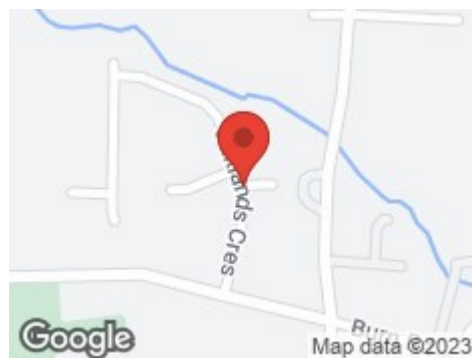
only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



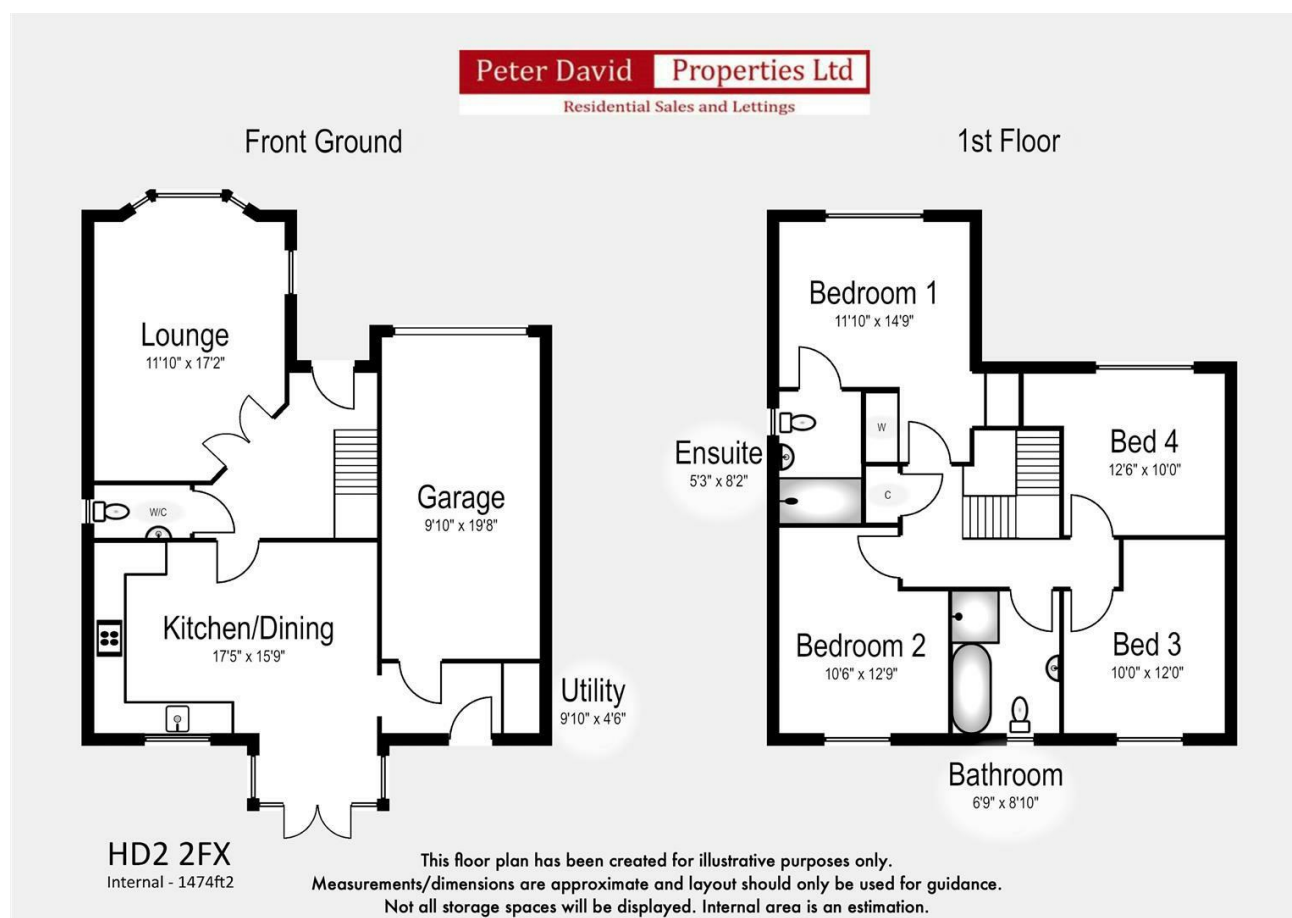
## Hybrid Map



## Terrain Map



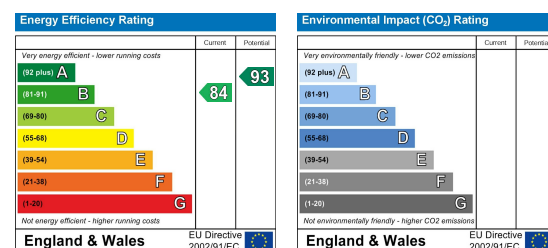
## Floor Plan



## 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

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)