

Peter David

Properties Ltd

Residential Sales and Lettings



302 New Hey Road

Oakes, Huddersfield, HD3 4GQ

Price guide £169,950



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Entrance Hallway

Enter through a composite door into this spacious hallway with plenty of natural light with stairs rising to the first floor.

Living Room/ Dining Room

This dual aspect living diner offers flexible space for both relaxing and entertaining. Offering plenty of natural light with a large bay window to the front it offers splendid views right across to Holme Moss. Window also to the rear aspect with a pleasant outlook over the rear garden. There is a gas fire with a wood and marble surround.

Kitchen

The kitchen has white and grey matching wall and base units with black marble effect work surfaces and tiled splash-backs. Comprising; inset stainless steel sink and drainer with space to house three further appliances. There is a large under-stairs cupboard with ample storage space and also a large window to the rear with views into the rear garden. There is a stable door from the kitchen which leads to the side aspect of the property.

Landing

From the entrance hall the staircase rises to the first floor landing with natural light from a window to the side elevation. Access to the loft which is fully boarded with electrics..

Master Bedroom

Large double bedroom with in-built wardrobes and glass sliding doors. There a window to the front elevation and the views can be truly appreciated from this room.

Bedroom Two

A second double bedroom at the rear of the property with in-built wardrobes and glass sliding doors. Window to the rear elevation

Bedroom Three

This single bedroom is set to the front of the property also benefiting from the fantastic views.

Bathroom

A partially tiled bathroom with a two piece suite comprising; a bath with shower over head and a hand basin. The boiler can also be found in a cupboard.

WC

Separate WC with window to the side elevation.

Exterior

Set back off the main road the property provides a large flagged driveway with ample parking and a single detached garage A storage cupboard which houses the gas metre can also be found at the side of the property.. There is a patio area and shrubs to the front and an enclosed tiered garden and patio area to the rear.

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

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Road Map



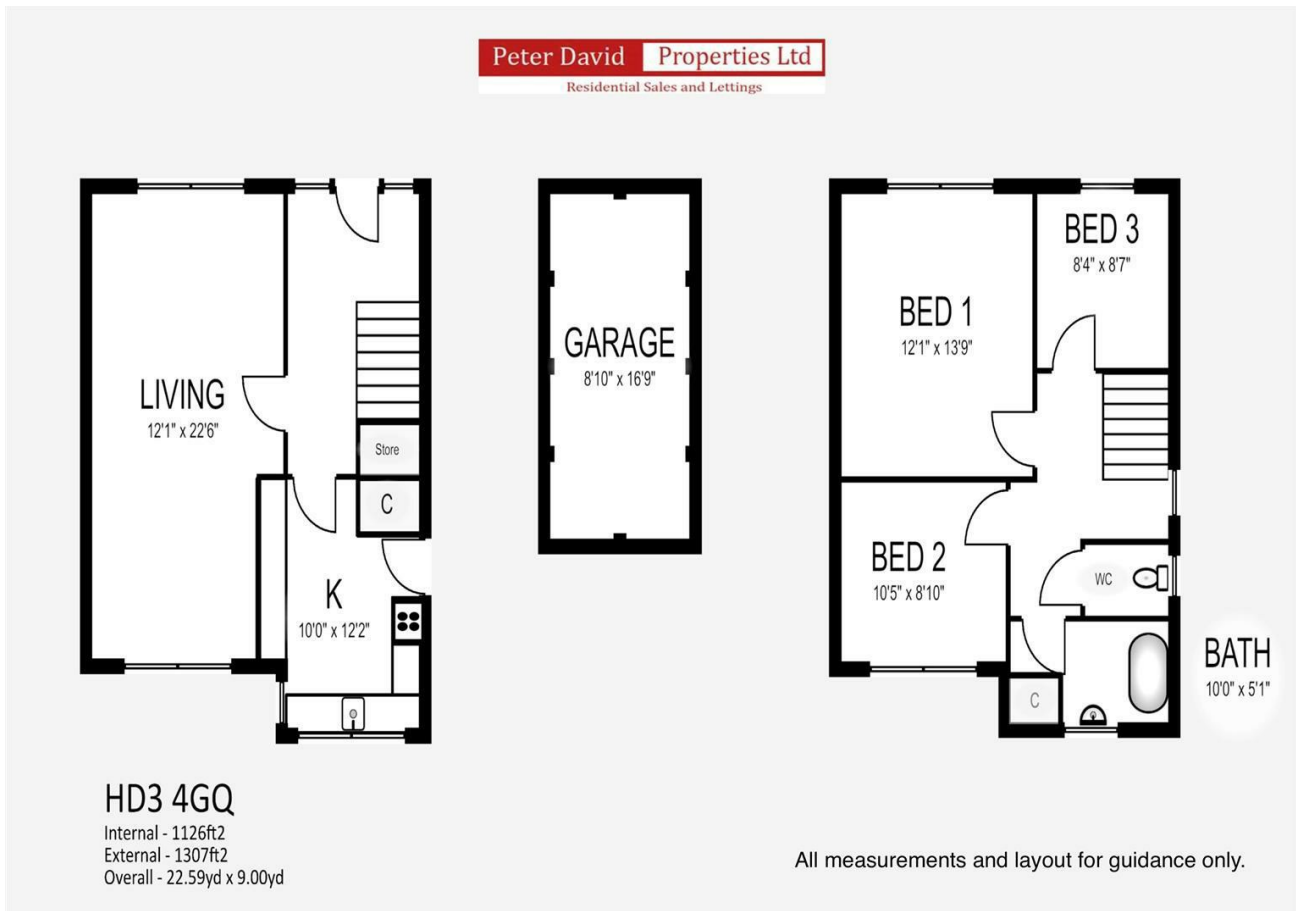
Hybrid Map



Terrain Map



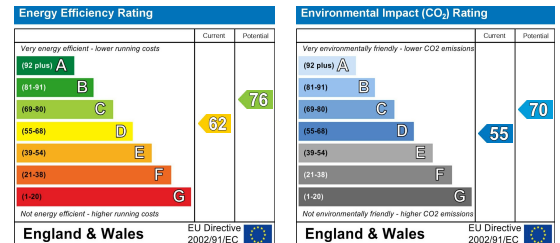
Floor Plan



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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