Peter David Properties Ltd

Residential Sales and Lettings

48 Hollyfield Avenue

Oakes, Huddersfield, HD3 4FX

Offers in the region of £190,000

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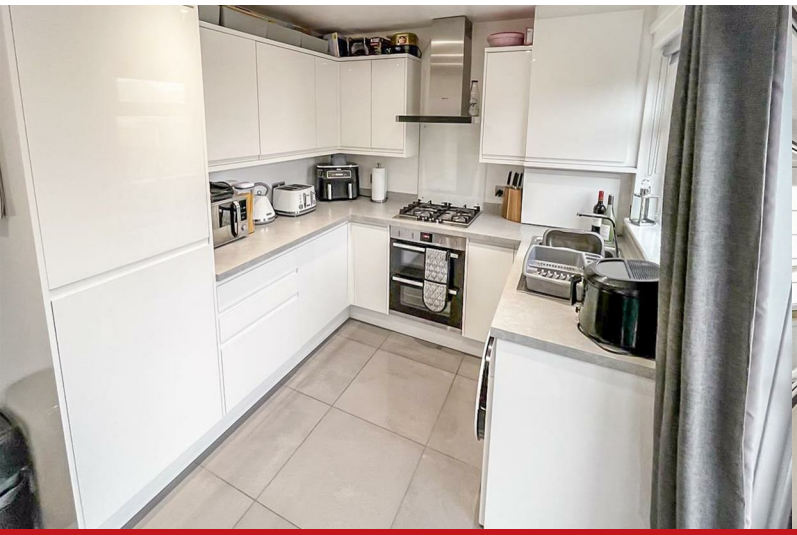

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Living Room

Enter straight into this spacious living room via a wooden front door. An electric living flame fire with wood surround takes pride of place. PVCu bay window provides plenty of natural light. Stairs rise to the first floor and access to the kitchen/diner

Kitchen/Diner

To the rear of the property is the kitchen diner with hi-gloss tiled flooring, hi-gloss matching wall and base units and laminate worksurfaces. Integrated appliances comprise of : a NEFF electric double oven, a NEFF gas hob, a NEFF extractor, a fridge/freezer and a dishwasher. There is a stainless steel sink and drainer under a PVCu window overlooking the rear garden, ample space for a dining table and one free standing space for a washing machine. PVCu patio doors lead out to the rear garden.

Landing

Access to both bedrooms and house bathroom

Bedroom One

To the rear of the property is a double bedroom with splendid views across to Crosland Hill and Holme Moss. PVCu window to rear elevation.

Bedroom Two

To the front is a second double bedroom with PVCu window to the front aspect.

House Bathroom

A partially tiled house bathroom with laminate flooring. Comprising of a WC, a wash basin, a P-shaped jacuzzi bath with a curved glass screen and overhead shower. Benefiting from a chrome towel rail and a storage cupboard.

Exterior

To the rear of the property is an south facing enclosed garden with an Indian stone patio. Steps lead down to a lawn and a further patio area. To the front there are two off-road parking spaces and a decorative gravelled area. The property boasts a high spec alarm and CCTV system with recording cameras to the front and rear aspect and a external cold water tap.

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

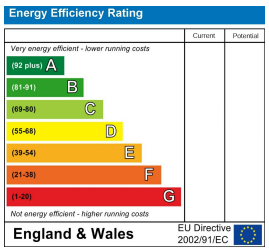
Terrain Map

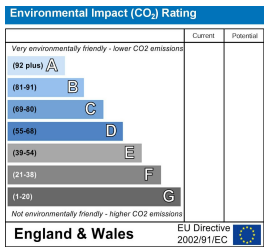
Floor Plan

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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