Peter David Properties Ltd

Residential Sales and Lettings

7 Goldington Drive

Oakes, Huddersfield, HD3 3PT

Price guide £237,500

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Ground Floor-

Entrance hall
Access the property through a PVCu door with attached PVCu privacy window leading into the entrance hallway. Laminate flooring flows throughout the ground floor and stairs rise to first floor accommodation.

Living Room
A bright and airy living room featuring a large PVCu bay window to front aspect providing plenty of natural light. There is an attractive gas fire with wood surround and a black marble effect hearth. Double glass panelled doors lead through to the dining room. Laminate flooring throughout.

Dining room
A spacious dining room with PVCu doors leading through to the conservatory. Featuring a modern vertical radiator to corner and laminate flooring.

Conservatory
A PVCu conservatory to rear with double doors leading out into the garden. Laminate flooring with the added bonus of electric heating so this space can be enjoyed all year round.

Kitchen
The kitchen has light wood matching wall and base units with laminate worktops, tiled splash backs and tiled flooring. Integrated appliances comprise of: an electric oven, an electric ceramic hob, an extractor fan and dishwasher. Also benefiting from a stainless steel sink and drainer and space for two free standing appliances including plumbing for a washing machine. Additionally there is also a useful pantry area under the stairs. PVCu window to rear.

Utility room
A useful utility room with hi-gloss wall units, wood worksurfaces and space for two free standing appliances including plumbing for a washing machine. PVCu door with privacy glass leading in to the rear garden. Additionally there is a side access which leads into a covered outdoor space with access to both the detached outbuilding and garage

Detached outbuilding
A fantastic outdoor room currently used as an office space and storage room, however could serve a number of purposes. There is heating, electric, phone line and internet connection. PVCu window to side aspect with views into the garden.

First floor -

Landing
Providing access to all bedrooms, house bathroom and shower room. There is also a large floor to ceiling storage cupboard and loft access.

Master bedroom
A spacious double bedroom with laminate flooring and a large PVCu window to front elevation.

Bedroom Two
A second double bedroom with laminate flooring and PVCu window to rear elevation.

Bedroom Three
A third bedroom also featuring laminate flooring and PVCu window to the front elevation.

Bedroom Four
A fourth double bedroom with PVCu window to front elevation.

House bathroom
A modern house bathroom with three-piece suite comprising: a WC, a hand basin and bath. Ornate tiles to floor and partially tiled walls. PVCu privacy window to rear elevation. There is also a useful airing cupboard housing the boiler and additional storage.

Shower room

A modern fully tiled shower room with ornate tiling to floor. Three-piece suite comprising a WC, a hand basin and large walk-in shower with dual head waterfall shower unit. PVCu privacy window to rear elevation.

Exterior

Externally the property benefits from a driveway to the front with parking for up to two cars and an attractive lawn. To the rear of the property there is a pleasant, enclosed garden with a lawn, decked area and a shed. There is an abundance of mature shrubs and planters.

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

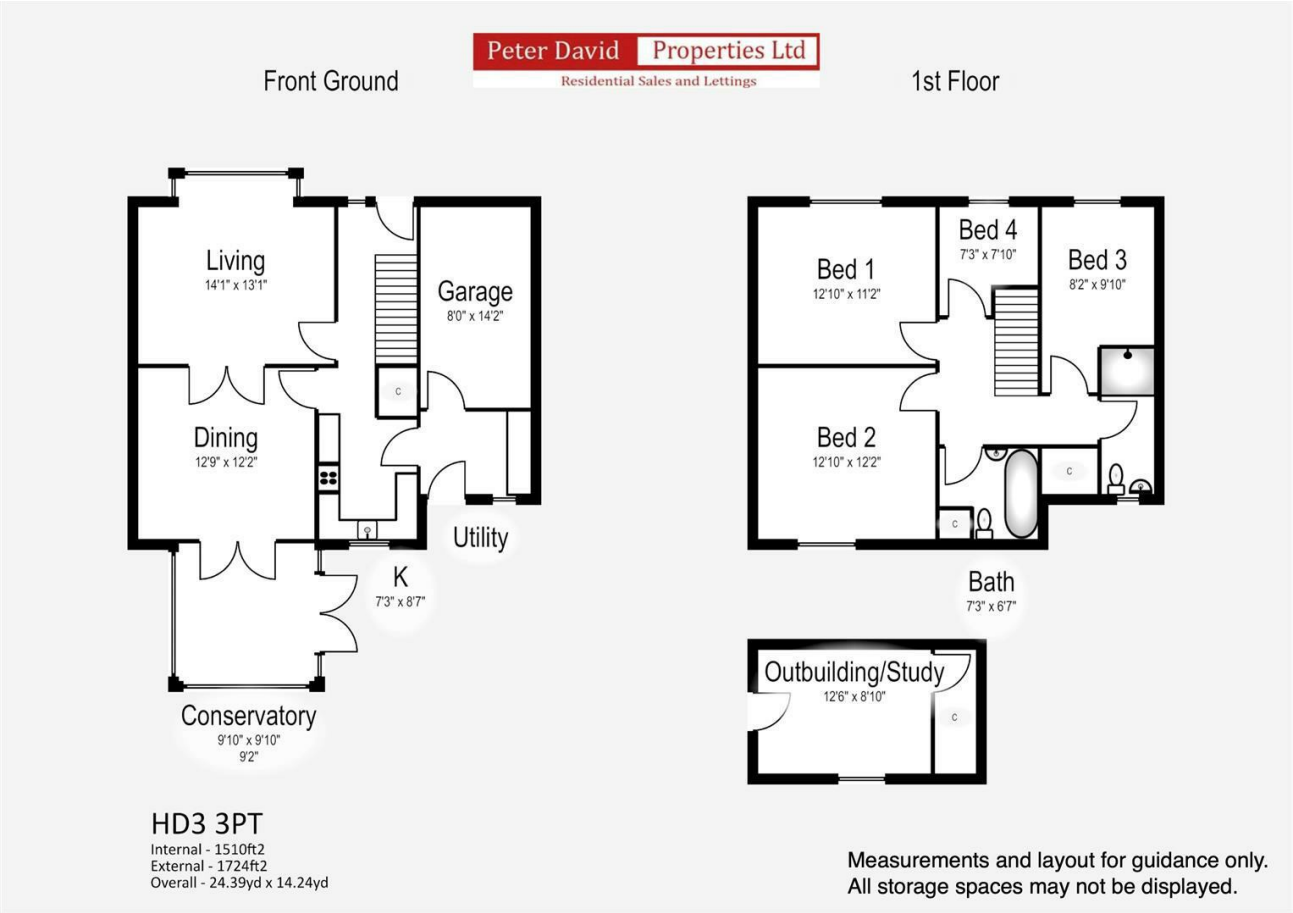
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

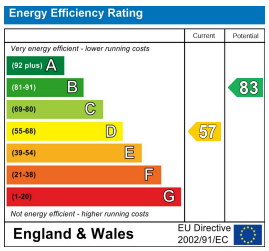
Floor Plan

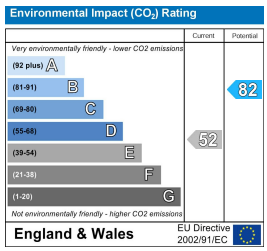


Viewing

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

Energy Efficiency Graph





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