Peter David Properties Ltd

Residential Sales and Lettings

8 Wynmore Drive

Oakes, Huddersfield, HD3 3QB

Offers in the region of £285,000

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Entrance Hallway
Enter the property through a Composite door. The hall provides access to the living room, kitchen/diner and stairs rise to first floor accommodation. PVCu window to the front aspect.

Living Room
A bright and airy room with wood effect laminate flooring. A PVCu bay window to the front aspect of the property.

Kitchen/Diner
A spacious kitchen/diner which is the heart of the home and continues the modern aesthetic. Boasting matching wall and base units in a tasteful charcoal grey and laminate work surfaces with a stainless steel sink sat beneath a PVCu window looking out into the garden and letting the light flood in. The integrated appliances include an oven and microwave and a four ring gas hob. Additionally there are three free standing spaces, one with plumbing. Access is provided to the garage, WC, office/bed 4 and garden.

WC
A useful ground floor WC accessible via the kitchen/diner with laminate flooring and a wash basin with tiled splashback.

Bedroom Four/Office
A great sized study or possible fourth bedroom with laminate flooring and a Composite door to the rear aspect.

Landing
Access to three first floor bedrooms and house bathroom. Loft access and PVCu window to side elevation.

Bedroom One
A large double bedroom with laminate flooring. PVCu window to the rear elevation.

Bedroom Two
A further large double bedroom with laminate flooring. PVCu window to front elevation.

Bedroom Three
A single bedroom with PVCu window to front elevation.

House Bathroom
A fully tiled modern bathroom with a WC, wash basin, chrome towel rail and an overhead shower/bath. A privacy PVCu window to the rear aspect.

Exterior
To the front of the property is a tarmac driveway with space for three cars as well as an Indian stone path bordering the property. There is also access to the integrated garage which is useful for storage and has an electric door. To the rear is an enclosed and private garden with an Indian stone patio and seating area. There is also a good size lawn accompanied by a light post.

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.

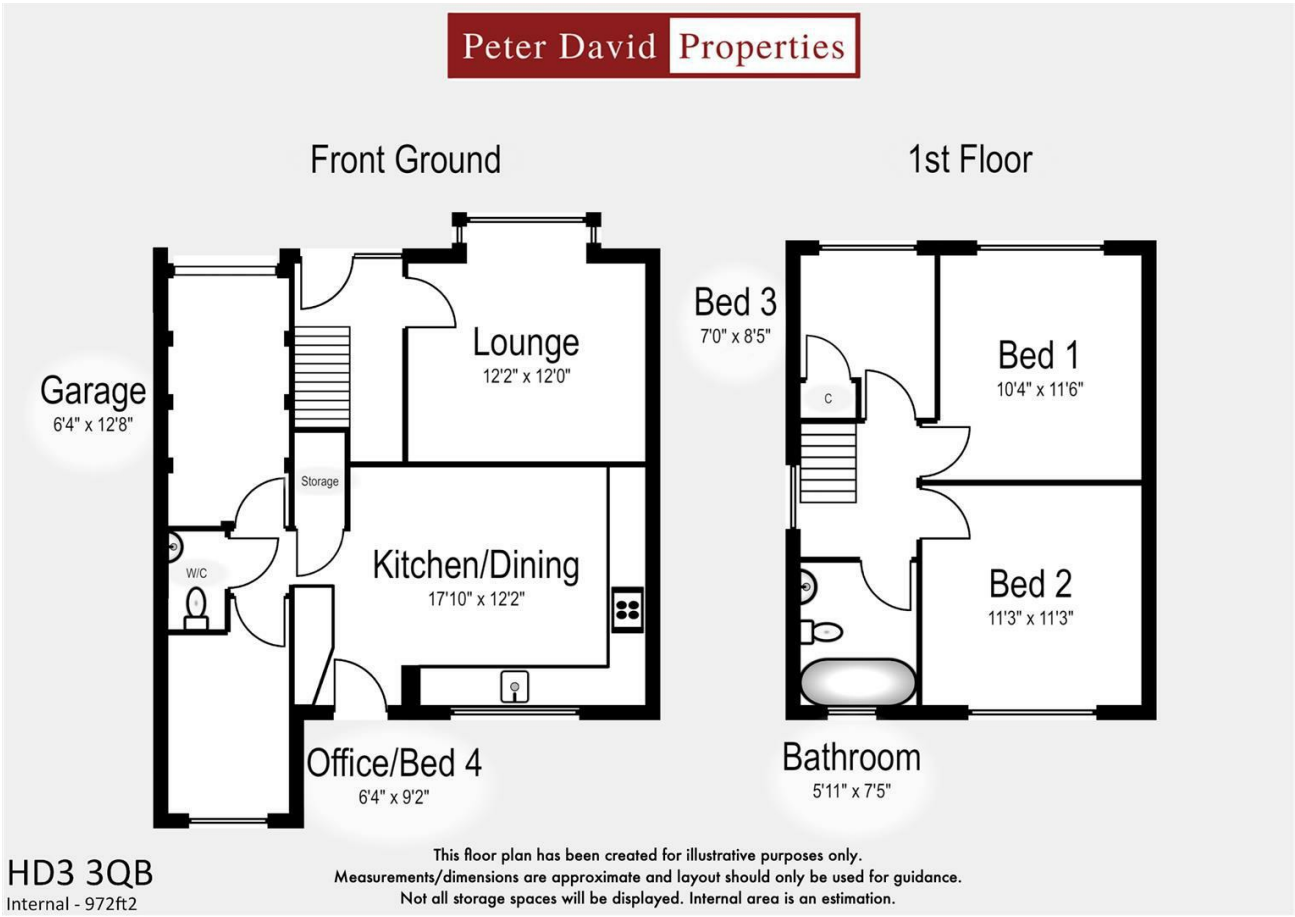
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

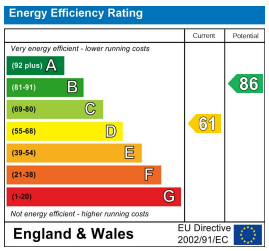
Floor Plan

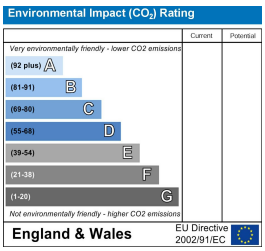


Viewing

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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