Peter David Properties Ltd

Residential Sales and Lettings

11 Hill Top Drive

Oakes, Huddersfield, HD3 4GG

Offers in the region of £200,000

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Entrance Hallway
Access the property via a PVCu door with a feature side glass panel into this light and spacious hallway. Providing access to the living/dining room and kitchen. Stairs rise to the first floor accommodation.

Living/Dining Room
This dual aspect reception room provides ample space for both a living and dining area. There is a wall mounted gas fire and a PVCu window to both the front and rear.

Kitchen
This modern and well appointed kitchen has white hi-gloss matching wall and base units, laminate work surfaces, tiled splashbacks and a ceramic tiled flooring. Integrated appliances comprise of: an electric oven, a gas hob and an extractor. There is additional space for two free standing appliances. Also benefiting from a stainless steel sink and draine and a large walk in panty. PVCu window to rear aspect and a PVCu door to side entrance.

Landing
Providing access to all bedrooms, house bathroom and WC. There is a fully boarded loft with access ladder.

Master Bedroom
A spacious master bedroom with built in wardrobes and large PVCu bay window to front elevation.

Bedroom Two
A second double bedroom with floor to ceiling fitted wardrobes with mirrored sliding doors. PVCu window to rear elevation. The views can be truly appreciated from this room.

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

House Bathroom
A fully tiled bathroom with porcelain tiled flooring. Comprising of WC, hand basin and bath with overhead rainhead shower and glass screen. Benefiting from chrome towel rail and PVCu privacy window to rear elevation

WC
A useful additional WC with hand basin. PVCu privacy window to side elevation.

Exterior
This property sits on a generous corner plot with a double driveway (providing parking for two cars) and has the potential to extend to both the side and rear (STPP). To the rear there is a enclosed garden with both patio area and lawn areas and a garden shed.

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.

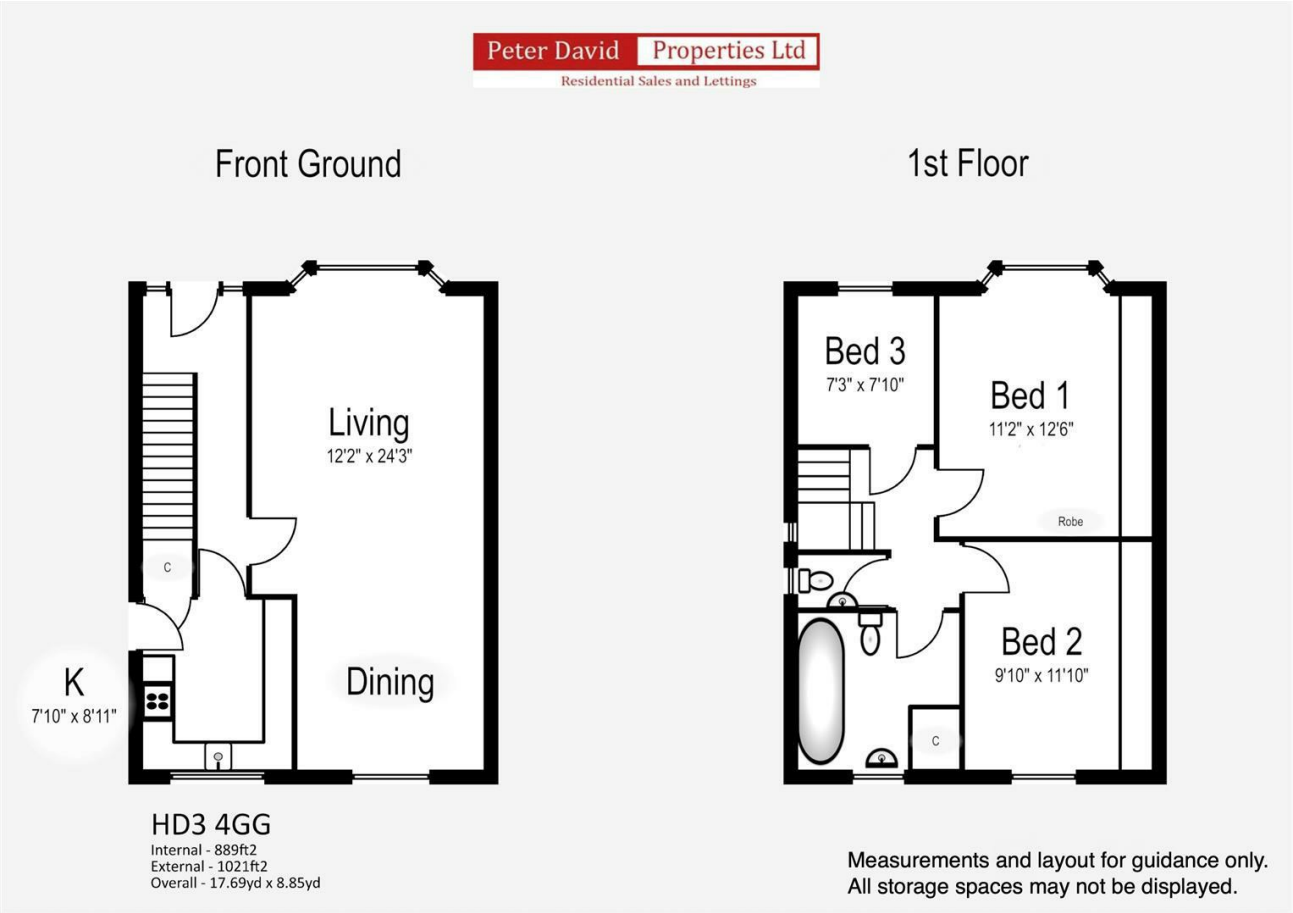
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

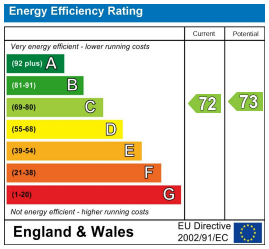
Floor Plan

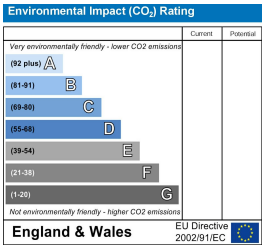


Viewing

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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