Peter David Properties Ltd

Residential Sales and Lettings

135 Hill Grove

Oakes, Huddersfield, HD3 3TL

Offers in the region of £300,000

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Entrance Porch
Enter the property via a PVCu door with PVCu windows to either side into this useful porch with coir matting. A wooden and glass door leads into the dining room.

Reception room
A spacious reception room which could be used for a variety of purposes eg: dining room , seating area. . A pale grey carpet flow throughout the property and a PVCu window to front aspect provides plenty of natural light. Benefiting from a walk in storage/cloakroom and access to all rooms.

Kitchen
A modern galley kitchen with laminate flooring, grey matching wall and base units and laminate marble effect worksurfaces. Integrated appliances comprise of: an eye level electric oven, an induction hob with marble effect splashback, a fridge freezer, a washing machine, a dishwasher and a stainless steel sink and drainer sitting under a PVCu triple glazed window to side aspect.

Living Room
A spacious living room with PVCu triple glazed window overlooking the side garden.

Bedroom One
A large master double bedroom benefiting from ample space to provide a dressing room/seating area with PVCu sliding door out to the patio. Access to the en-suite wc.

En-Suite
A modern en-suite with tiled flooring. Comprising of WC, wash basin with vanity unit. A shower could be easily added to this en-suite as all the necessary pipe work is available.

Bedroom Two
To the front of the property is a second spacious double bedroom. PVCu triple glazed window to front aspect.

House Bathroom
A luxury house bathroom with tiled flooring. Comprising of: WC, spacious fixed vanity unit with an inset wash basin and marble worktop, a walk in double shower with glass screen and acrylic panelling. Two twin PVCu privacy window to rear elevation.

Exterior
This property sits on a large corner plot and benefits from gardens to three sides, with an immaculate artificial lawn, mature trees and shrubs, herbaceous borders, a rockery and decorative pebbles and gravel. To the front is a block paved driveway (off-road parking for two cars) leading to a single garage with an electric roller door, electrics and water. A timber fence with a gate leads you down to the paved patio area.

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.

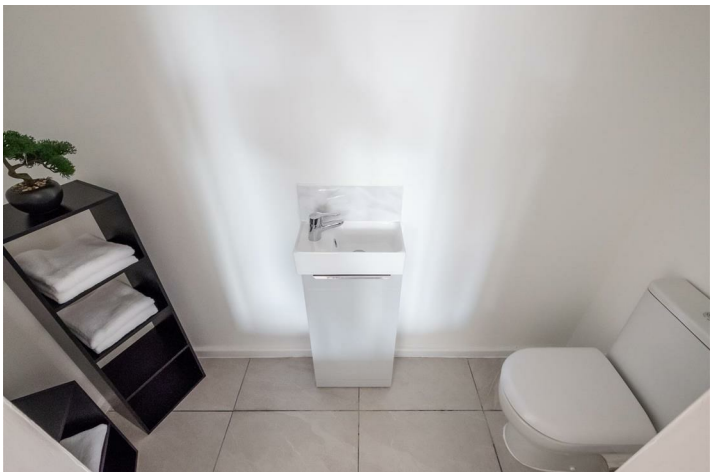
Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair,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

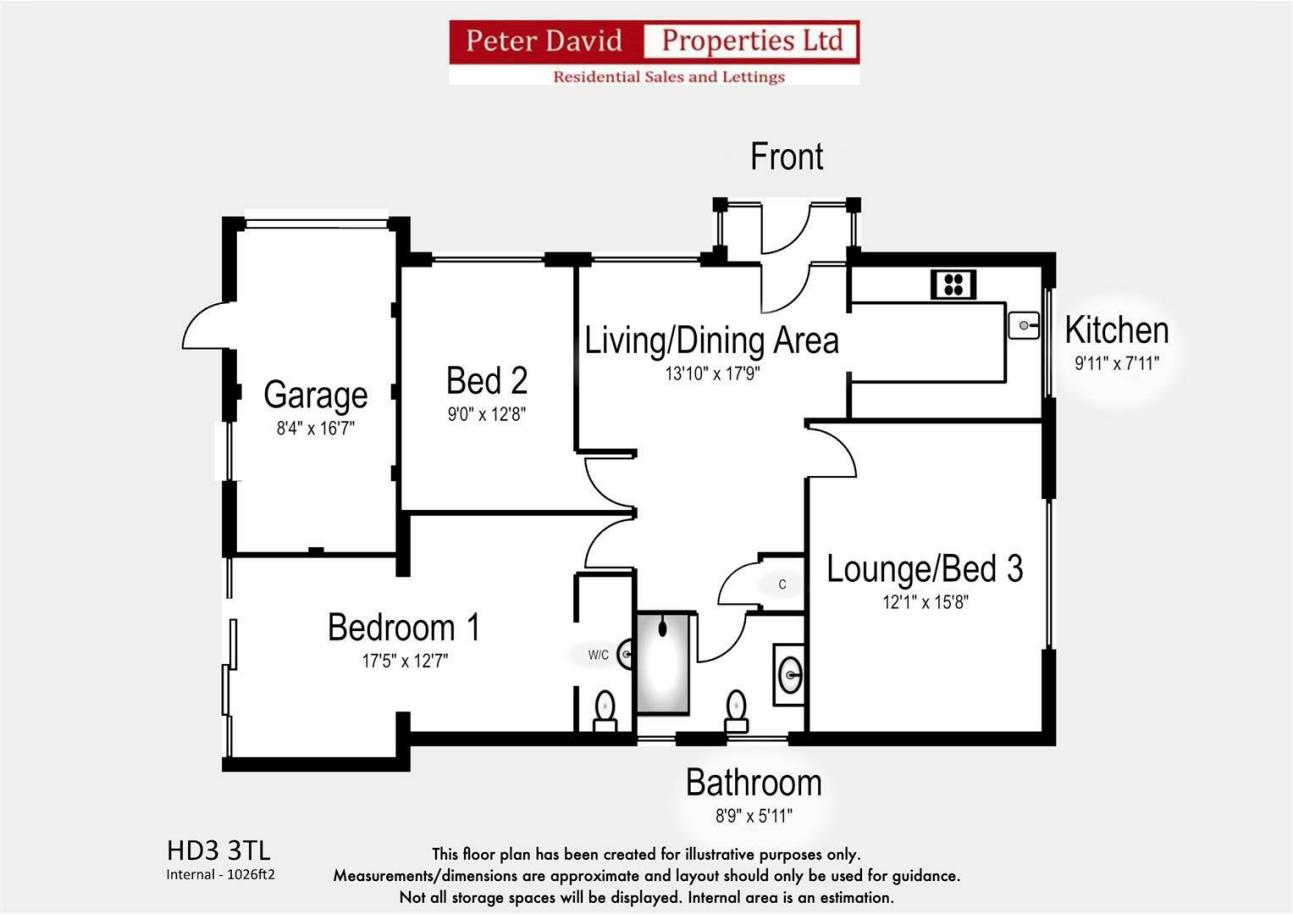


Road Map

Hybrid Map

Terrain Map

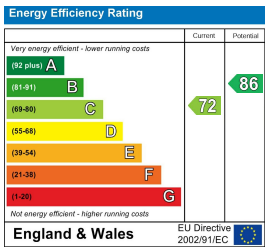
Floor Plan

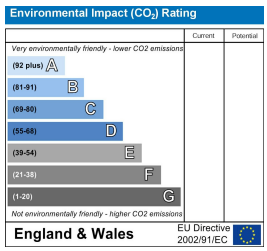


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk