

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 9 Westfield Avenue

Oakes, Huddersfield, HD3 4FN

Offers over £225,000



# 9 Westfield Avenue

Oakes, Huddersfield, HD3 4FN

**Offers over £225,000**



## Entrance Hallway

Enter the property via a stylish composite door into a welcoming entrance hallway providing access to the kitchen diner and living room. There are stairs rising to the first floor and a neutral carpet flows throughout.

## Living Room

A light and spacious living room with PVCu window to the front aspect. A modern inset living flame gas fire in the wall provides an attractive focal point.

## Kitchen/Diner

This large stylish kitchen diner truly is the hub of the home. The kitchen has matching wall and base units, laminate worksurfaces and laminate flooring. Integrated appliances comprise of: an electric oven, an electric hob, an extractor, under the counter fridge and freezer, a 1.5 stainless steel sink and drainer. There are two additional spaces for free standing appliances, one with plumbing for a washing machine. Benefiting from a large space for a dining table and floor to ceiling matching pantry and storage cupboards. PVCu patio doors lead out to the paved garden area with views over to Castle Hill and a further PVCu window in the kitchen.

## Landing

A spacious landing with floor to ceiling PVCu window to side elevation. Access to all bedrooms, house bathroom and loft.

## Bedroom One

A large double bedroom to the front of the property. PVCu window to front elevation.

## Bedroom Two

A further large double bedroom to the rear of the

property, with PVCu window to rear aspect providing splendid views.

## Bedroom Three

A single bedroom with PVCu window to rear elevation.

## House Bathroom

A modern fully tiled bathroom with laminate flooring. Comprising of: WC, modern inset wash basin, bath with overhead shower and folding glass screens. A PVCu privacy window to side elevation.

## Exterior

To the rear of the property there is an enclosed paved garden with splendid views over to Castle Hill. To the front and side there is a paved area and a lawn. Parking is on the road.

## 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.

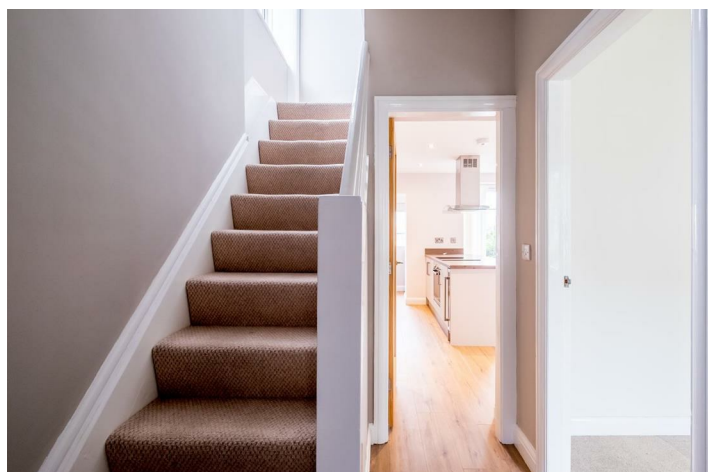
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

**Peter David Properties Ltd**  
Residential Sales and Lettings

### Front Ground

**HD3 4FN**  
Internal - 840ft<sup>2</sup>  
External - 974ft<sup>2</sup>  
Overall - 18.95yd x 9.84yd

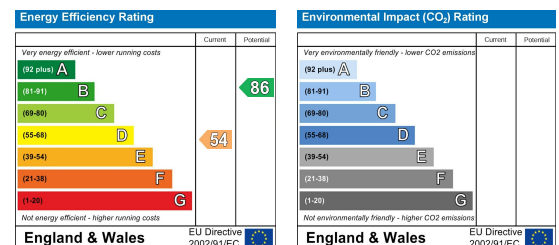
### 1st Floor

Measurements and layout for guidance only.  
All storage spaces may not be shown.

## 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

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

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

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

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

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