

Peter David

Properties Ltd

Residential Sales and Lettings



Plot 5, The Hackney Hollyfield View

Oakes, Huddersfield, HD3 4FX

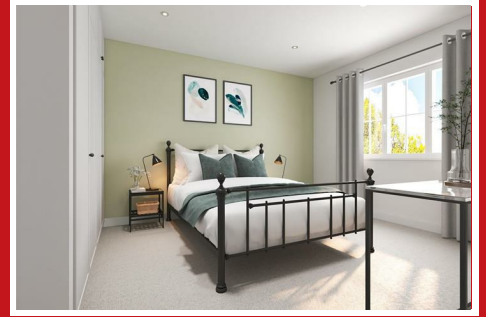
£325,000



Plot 5, The Hackney Hollyfield View

Oakes, Huddersfield, HD3 4FX

£325,000



The Hackney Plot 5

The Hackney is a modern three-bedroom home. Leading off the hallway is a spacious lounge with a large window to the front of the property. At the rear you will find an open-plan kitchen and dining area with patio doors opening onto a private garden.

On the first floor, there are two double bedrooms, one single bedroom as well as a family bathroom. There is also storage space off the landing. The Master bedroom comprises its own shower en-suite. The Hackney has a separate garage and driveway.

Please note images and CGI's included in the advert are representation only and may include additional features/upgrades

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



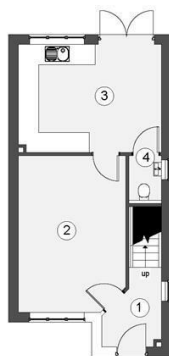
Hybrid Map



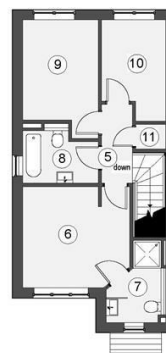
Terrain Map



Floor Plan



THE HACKNEY HOUSE TYPE
PROPOSED GROUND FLOOR PLAN
Approx 42 sq metres (452 sq feet)



THE HACKNEY HOUSE TYPE
PROPOSED FIRST FLOOR PLAN
Approx 42 sq metres (452 sq feet)

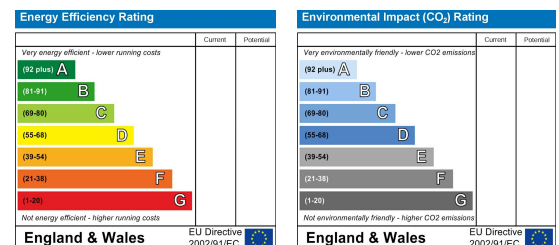
- | | | |
|--|--|--|
| <ul style="list-style-type: none"> 1. Hallway 1.9m x 2.5m (6' 2" x 8' 2") max 2. Lounge 3.4m x 5m (11' 1" x 16' 5") max 3. Kitchen / Dining 4.6m x 3.5m (15' x 11' 5") 4. WC 1m x 1.4m (3' 3" x 4' 7") max | <ul style="list-style-type: none"> 5. Landing 0.9m x 2.5m (2' 11" x 8' 2") max 6. Bedroom one 3.4m x 3.2m (11' 1" x 10' 6") max 7. En - suite 1.9m x 2.6m (6' 2" x 8' 6") max 8. Bathroom 2.4m x 1.7m (7' 10" x 5' 7") max | <ul style="list-style-type: none"> 9. Bedroom two 2.4m x 3.8m (7' 10" x 12' 5") max 10. Bedroom three 2m x 3.2m (6' 6" x 10' 9") max 11. Storage 0.9m x 0.8m (2' 11" x 2' 7") |
|--|--|--|

Overall 84 sq metres (904 sq feet)

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