Peter David Properties Ltd

Residential Sales and Lettings

21 Deer Croft Crescent

Oakes, Huddersfield, HD3 3SG

Offers in the region of £260,000

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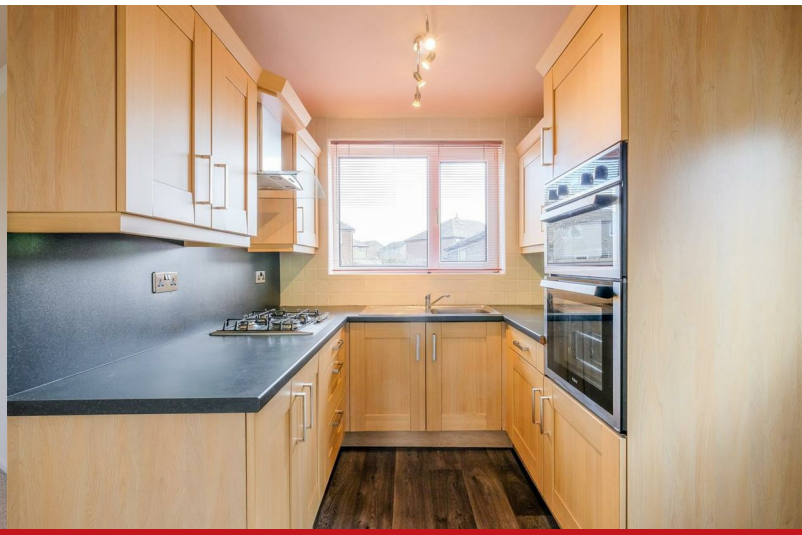

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Entrance Hallway
Enter property via a PVCU door in the entrance hallway. Stairs rise to first floor accommodation and access to living room and kitchen.

Living Room
A spacious living room with a neutral carpet. A gas fire with a marble hearth and surround takes pride of place. An archway takes you through to the dining room. PVCu window to the front aspect.

Kitchen
A kitchen with vinyl flooring, wood matching wall and base units and laminate work surfaces. Integrated appliances comprise of: an eye level double electric oven, a gas hob and an extractor. There are two free standing spaces for appliances, one with plumbing for a washing machine. A stainless steel sink and drainer sits under a PVCu window overlooking the rear garden. A PVCu door leads out to the side.

Dining Room
Leading in from both the kitchen and living room is the dining room with a neutral carpet and PVCu window to rear aspect.

Landing
A landing with access to bedrooms and house bathroom. There is a partially boarded loft.

Bedroom One
A double bedroom with neutral carpet, fitted wardrobes and drawers. PVCu window to front elevation.

Bedroom Two
A second double bedroom with neutral carpet and fitted wardrobes. PVCu window to rear elevation.

Bedroom Three
A single bedroom again with fitted wardrobes and draws. PVCu window to rear elevation.

House Bathroom
A modern fully tiled bathroom with vinyl flooring. Comprising of: a WC, a wash basin, a bath with overhead shower and glass screen. Benefiting from a chrome towel rail, an extractor fan and a wall mirrored cabinet. PVCu privacy window to front elevation.

Exterior
A large rear garden with a lawn, herbaceous borders and a Yorkshire Stone flagged patio. There is a large brick built garage with electrics and lighting ideal for storage. To the front and side is a blocked paved driveway (parking for five cars) leading to a single detached garage with an electric roller door and electrics.

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

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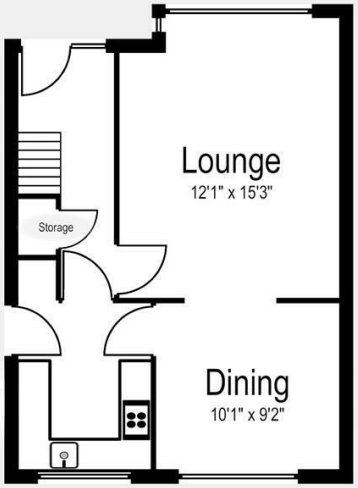
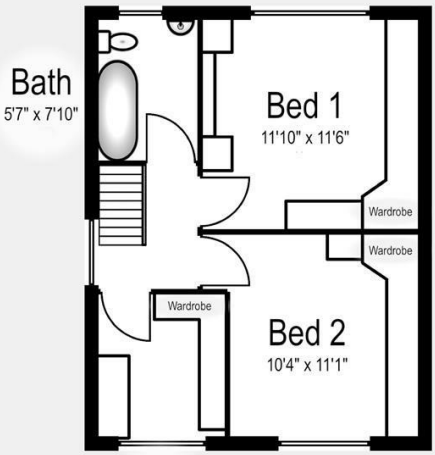
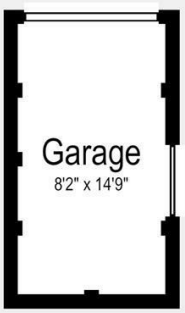
Front Ground



1st Floor





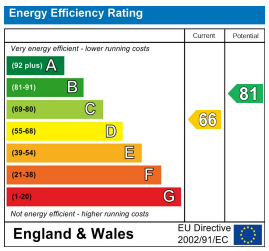
HD3 3SG
Internal - 926ft2

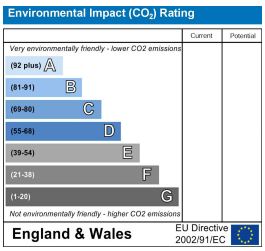
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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