Peter David Properties Ltd

Residential Sales and Lettings

56 Goldington Avenue

Oakes, Huddersfield, HD3 3QA

Offers in the region of £250,000

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Entrance Hallway
Access the property via a PVCu door with a PVCu privacy window to the side into the hallway. Access to the kitchen and living/dining room. Stairs rise to first floor accommodation.

Living Room/Dining Room
To the front of the property is the living room which has a large PVCu bay window providing plenty of natural light. An inset gas fire with marble surround takes pride of place. Glass double doors lead through to the dining room with a gas flame effect fire on a slate hearth with stone effect surround and tiled top. PVCu patio doors lead out to the rear garden.

Kitchen
This extended galley kitchen has tiled flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. There is a free standing double electric oven with an an electric hob, an extractor and a further two free standing spaces, one with plumbing for a washing machine. A 1.5 ceramic sink and drainer sits under a PVCu window overlooking the rear garden. A PVCu door leads out to the side of the property.

Landing
Carpeted stairs rise to the first floor. PVCu window to side elevation. Access to all bedrooms and house bathroom.

Bedroom One
To the front is a spacious double bedroom with mirrored sliding fitted wardrobes. PVCu window to front aspect.

Bedroom Two
To the rear is a second double bedroom with fitted wardrobes and PVCu window to rear elevation.

Bedroom Three
A spacious single bedroom with PVCu window to rear elevation.

House Bathroom
A fully tiled house bathroom with vinyl flooring. Comprising of: WC, a wash basin and a spacious walk in shower with glass sliding door and benefiting from a seating area. There is a chrome towel rail and a mirrored cabinet.

Exterior
To the front of the property is a private and enclosed garden with mature shrubs, a lawn and a patio area. A concrete driveway (parking for two cars) leads to a single detached garage. An access gate leads to the rear of the property again with mature shrubs, a patio area and a lawn. Benefiting from a greenhouse and two sheds.

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.

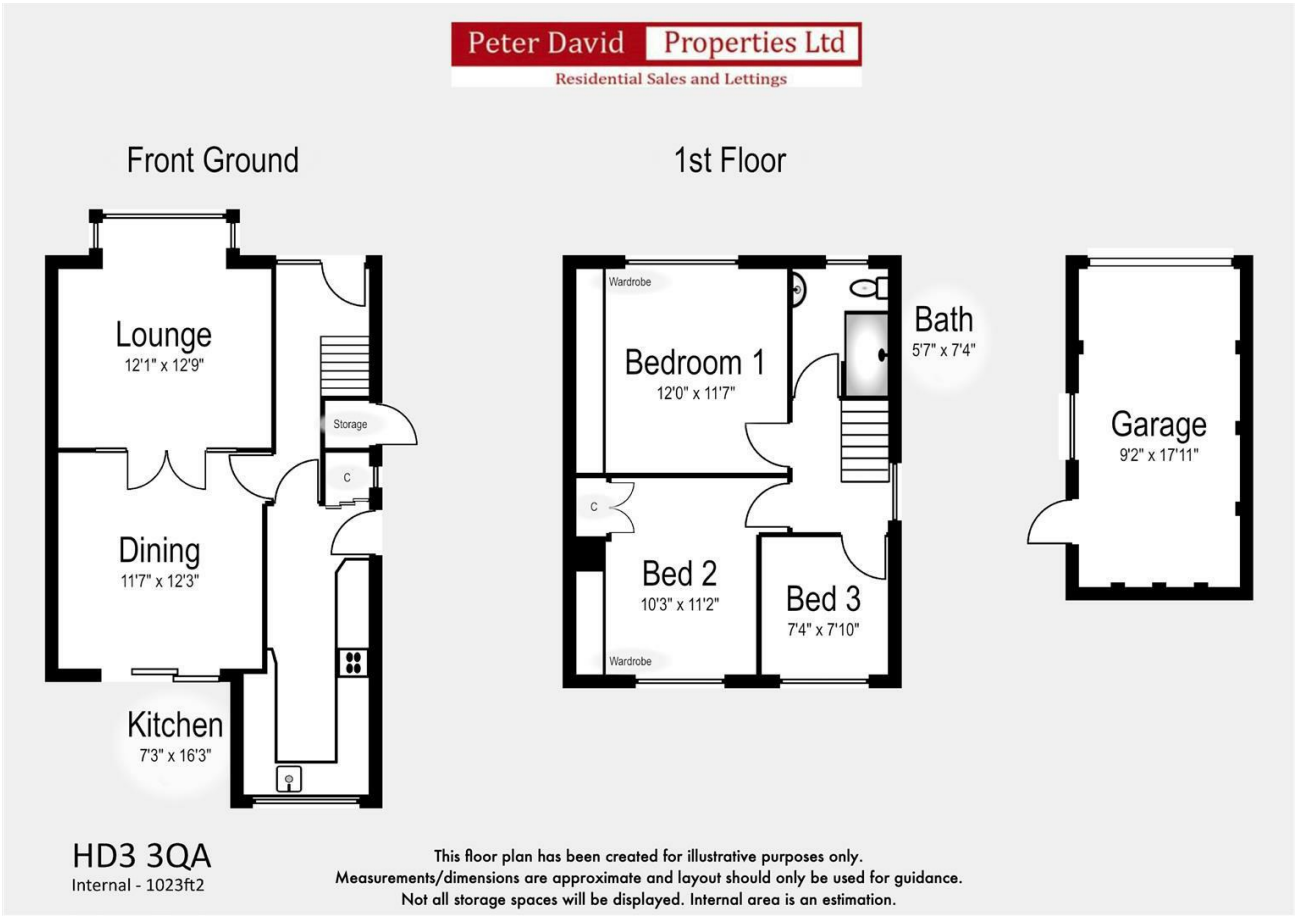
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

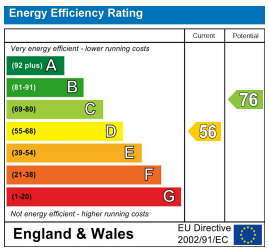
Floor Plan

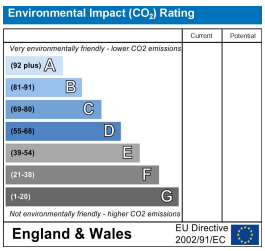


Viewing

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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