Peter David Properties Ltd

Residential Sales and Lettings

# 8 Wynmore Drive

Oakes, Huddersfield, HD3 3QB

**Offers in the region of £185,000**

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### Entrance Hallway
Access the property through a PVCu door with leaded privacy window to the side aspect. Access to the living room, dining room, kitchen and stairs rise to first floor accommodation.

### Living Room
A bright and airy room with a large PVCu bay window offering plenty of natural light. A gas fire with tiled hearth and surround.

### Dining Room
A spacious dining room with gas fire, marble hearth and wood surround. PVCu window to rear aspect.

### Kitchen
The kitchen is fully tiled and has wood matching wall and base units, laminate work surfaces, and vinyl flooring. Integrated appliances consist of an electric oven, an electric hob and washing machine. There is space for two free standing appliances. Benefiting from a stainless steel sink and drainer and walk in pantry which houses the boiler. PVCu window to rear aspect and PVCu door to the side.

### Landing
Access to three bedrooms and house bathroom. Loft access and PVCu window to side elevation.

### Bedroom One
A double bedroom with built in wardrobes. PVCu window to front elevation

### Bedroom Two
A further double bedroom with built in storage cupboard. PVCu window to rear elevation.

### Bedroom Three
A single bedroom with PVCu window to front elevation.

### House Bathroom
A fully tiled three piece suite comprising: WC, hand basin and corner bath with overhead shower and folding glass screen. PVCu privacy window to rear elevation.

### Exterior
To the rear of the property there is an enclosed garden with a large lawn and greenhouse. To the front there is a further lawned area with shrubs and a driveway (with parking for two cars) leading to a single detached garage.

### 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

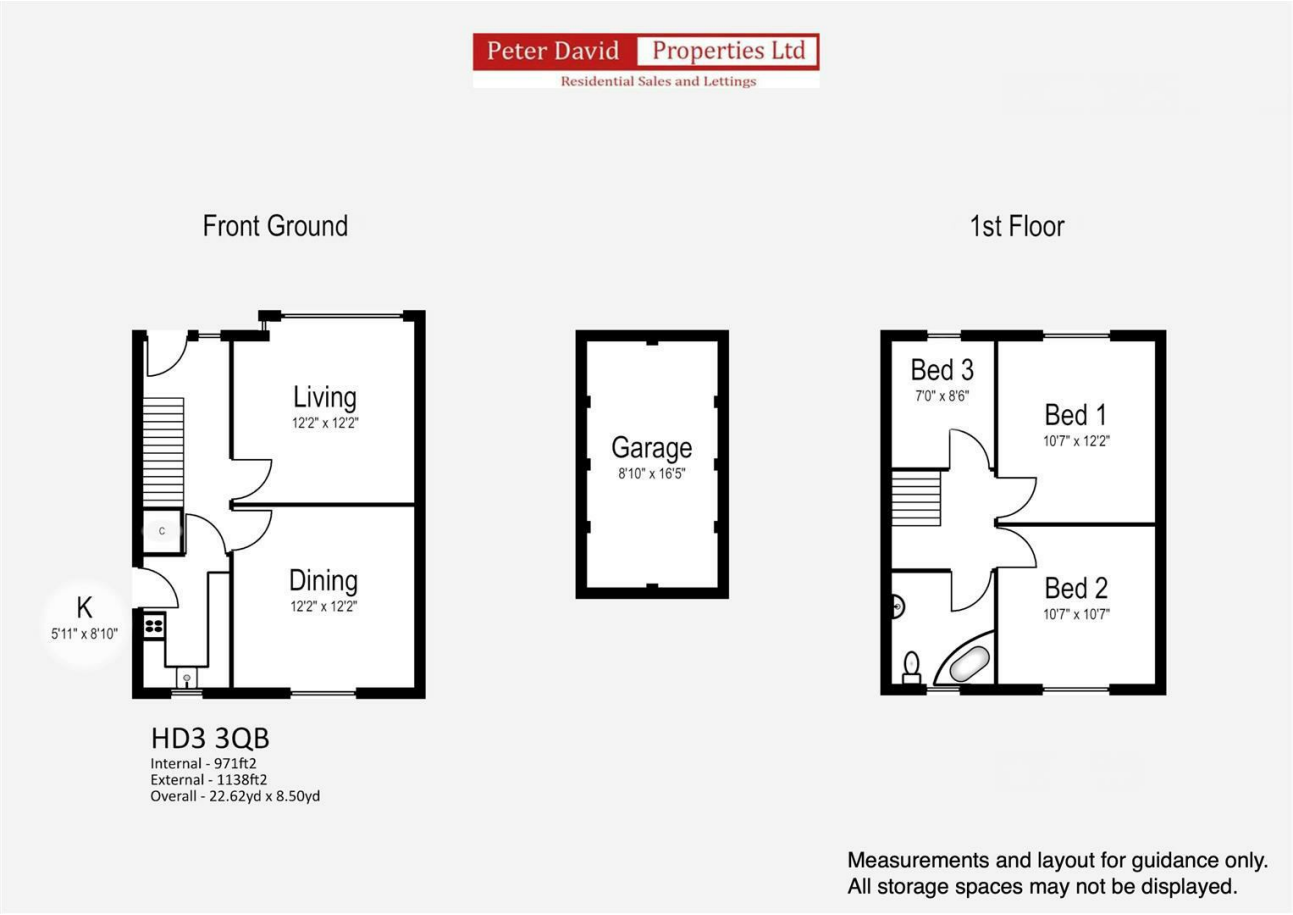
property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly 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

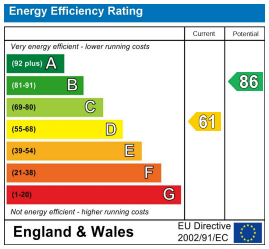
## Floor Plan

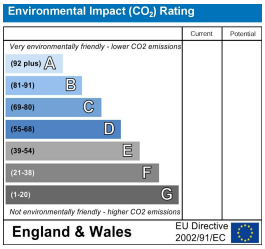



## Viewing

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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