Peter David Properties Ltd

Residential Sales and Lettings

69 Goldington Avenue

Oakes, Huddersfield, HD3 3PZ

Offers over £300,000

5 2 2 D

69 Goldington Avenue

Oakes, Huddersfield, HD3 3PZ

Offers over £300,000

Entrance Hallway
Access the property via a composite door with glass side panel into the hallway with laminate flooring. Stairs rise to first floor accommodation. Benefiting from an under stairs storage. Access to the living room and kitchen.

Open Plan Living/Dining Room
A light an spacious dual aspect open plan living/dining room with laminate flooring. An electric fire a marble heart takes pride of place. A large PVCu bay window to the front and PVCu patios doors to the rear provides plenty of natural light.

Kitchen
To the rear of the property is the kitchen with vinyl flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: a double electric oven and an electric hob. There are four free standing spaces, two with plumbing, one for a washing machine and one for a dishwasher. A stainless steel sink and drainer sits under a PVCu window overlooking the rear garden. Benefiting from a large storage cupboard/pantry and integral door to the garage. Access to the ground floor shower room, bedroom or second reception room and PVCu door to rear garden.

Groundfloor Shower Room
An extension to the rear benefits from this modern partially tiled shower room with tiled flooring and comprises of: a WC, a wash basin and a walk in shower with glass door. PVCu window to side and a chrome towel rail.

Groundfloor Bedroom/2nd Reception Room
This spacious room is currently being used a bedroom and has PVCu patio doors out to the rear garden and a PVCu window to the rear with splendid views. This room could be utilised for a variety of purposes.

Landing
A carpeted landing with access to all bedrooms and bathroom. There is a fully boarded loft with loft ladder.

Bedroom One
To the front of the property is a large double bedroom with PVCu window to front aspect.

Bedroom Two
A second large double bedroom to the rear with splendid views. PVCU window to rear elevation

Bedroom Three
A double bedroom with fitted wardrobes and PVCu window to front aspect.

Bedroom Four
A single bedroom benefiting from fitted shelves. PVCU window to rear elevation and splendid views.

Bedroom Five
A single bedroom with laminate flooring. PVCu window to front elevation.

House Bathroom
A fully tiled house bathroom with tiled flooring. Comprising of: WC, wash basin and claw foot bath with over head shower. Benefiting from a chrome towel rail and PVCu privacy window to rear.

Exterior
To the rear of the property is a private and enclosed garden with a paved and decked patio area. There is a

lawn and herbaceous borders. Access underneath the new extension provides extra storage space. To the front is a blocked paved driveway (parking for one car) leading to an integral single garage and a circular artificial lawn with decorative gravelled surround.

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

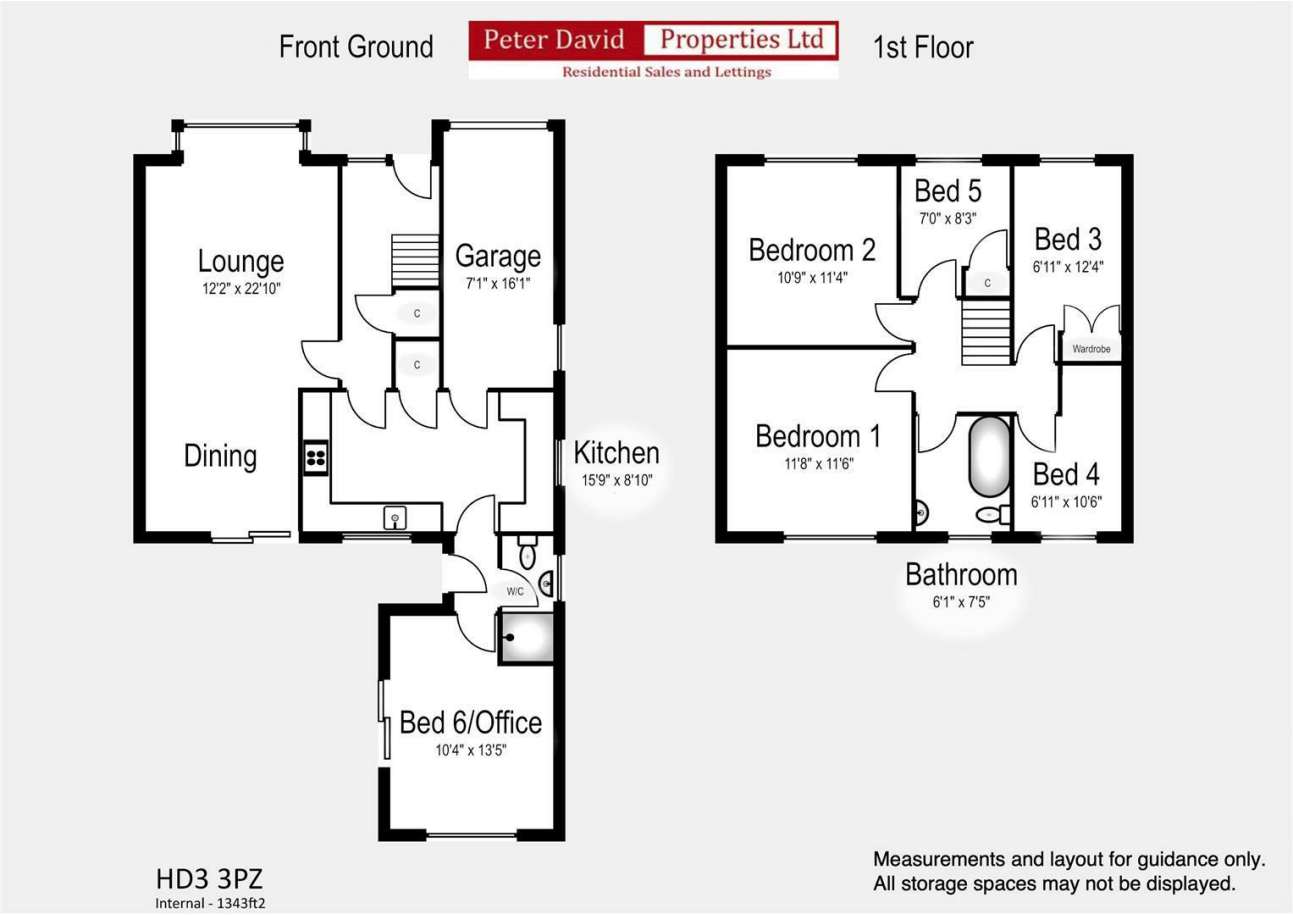
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

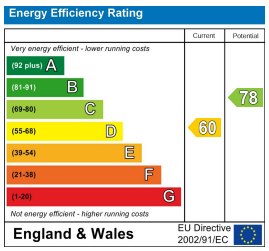
Floor Plan

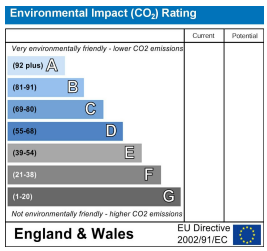


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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