Peter David Properties Ltd

Residential Sales and Lettings

14 Oaktree Lane

Lindley, Huddersfield, HD3 3HJ

Price guide £220,000

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Ground floor -

Entrance Hall
Access the property via a composite door into the entrance hallway with laminate flooring and a large storage cupboard housing the water tank. There is access to the kitchen/diner, downstairs WC, bedroom four/study and there are stairs rising to the first floor.

Kitchen/Diner
A spacious kitchen/diner with white gloss matching wall and base units, laminate worktops, tiled splash backs and tiled flooring. Integrated appliances comprise of a dishwasher, a fridge/freezer, a washing machine, a range cooker with a gas hob and an extractor hood. The kitchen also benefits from a stainless steel sink and drainer, a useful storage cupboard and there is also ample space for a dining table. There is a PVCu window to the rear aspect and a composite door providing access to the rear garden.

Downstairs WC
A spacious, partially tiled downstairs WC comprising; a WC and hand basin.

Bedroom Four/Study
A tastefully decorated fourth double bedroom/study with a PVCu window to the front and a neutral carpet.

First floor -

Landing
A light and airy landing space providing access to the living room and bedroom three. There is also a PVCu window to the front aspect and stairs rising to the second floor. A neutral carpet flows throughout the first and second floor landings and bedrooms.

Living Room
This well proportioned living room is situated to the rear of the property and has two PVCu windows which provide plenty of natural light and enjoys a pleasant aspect over the property's garden. The main focal point of the room is a feature fireplace with wooden surround and marble hearth with an inset electric fire.

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

Second floor -

Master Bedroom
A spacious master bedroom with a PVCu window to the rear elevation offering views across the valley. This bedroom also benefits from fitted wardrobes and an en-suite bathroom.

En-suite
A partially tiled en-suite comprising a WC, hand basin and corner shower cubicle. There is black vinyl to the floor, a white towel rail and a PVCu privacy window to the rear.

Bedroom Two
A top floor double bedroom with two PVCu windows to the front allowing plenty of natural light. The room also benefits from a built in wardrobe and a large storage cupboard.

House Bathroom
A partially tiled house bathroom with a WC, hand basin and bath. The room also benefits from a white ceramic towel rail.

Exterior

Externally the property benefits from a low maintenance private and enclosed garden to the rear with a paved area and tiered beds with slate chippings. To the front there is a pleasant lawn area and to the side is a single garage and a driveway with parking for two cars.

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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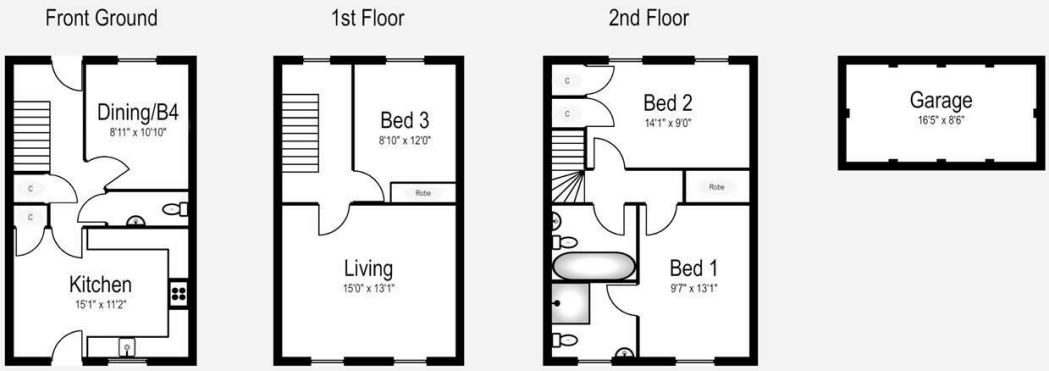


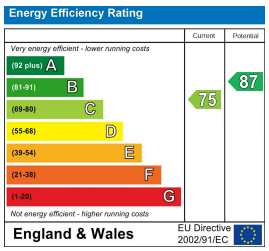
HD3 3HJ
Internal - 1324ft2
External - 1551ft2
Overall - 29.45yd x 8.77yd

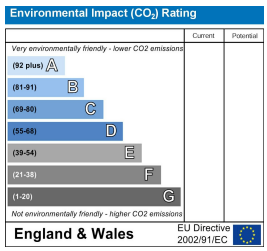
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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