Peter David Properties Ltd

Residential Sales and Lettings

97 Crosland Road

Oakes, Huddersfield, HD3 3PG

Offers in the region of £285,000

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Entrance Porch
Access the property via a grey PVCu front door into this bright and welcoming entrance porch featuring solid oaks doors leading into the main house and the ground floor WC.

Ground floor WC
A useful WC with a corner wash basin set in a vanity unit with a tiled splash back. There is also an additional built in storage cupboard.

Entrance Hallway
A light and spacious entrance hallway which leads through to the stunning open plan kitchen/living area features wood effect vinyl flooring throughout and carpeted stairs rising to the first floor. A solid oak door leads into the living room and there is a useful under stairs storage cupboard. There are spotlights to the ceiling.

Living Room
A generous living room with a large PVCu bay window to the front aspect allowing plenty of natural light. There is a contemporary electric fire to the chimney breast and a grey carpet flows throughout.

Open plan Kitchen/dining/living area
This stunning room, recently benefiting from a new extension, is the heart of this home and provides a perfect space to entertain, as well as relax in. This brand new kitchen features matching grey wall and base units, granite worktops and a sunken stainless steel sink. Integrated appliances comprise; an electric oven, a dishwasher, a fridge/freezer and a stylish induction hob with built in extraction. There is also plumbing for a washing machine. The central island offers a breakfast bar and has contemporary drop down lights above. There are two Velux roof windows and bi-fold doors across the rear open up into the garden. There is also a PVCu door to the side of the property and a useful under stairs storage cupboard. Wood effect vinyl flooring flows throughout and there is ample space for a dining table and also a separate living space.

Landing
A spacious landing with a grey carpet which runs throughout the first floor accommodation. There is a frosted PVCu window to the side elevation. Solid oak doors provide access to the bedrooms and bathroom. There is also a loft hatch leading to the loft space.

Master Bedroom
A generous double bedroom with a large PVCu window to the front aspect.

Bedroom Two
A second double bedroom with a large PVCu window to the rear elevation.

Bedroom Three
A single bedroom with a PVCu window to the rear.

Bathroom
A stylish partially tiled house bathroom comprising; a WC, a wash basin set on a marble counter top and a bath with overhead dual functioning shower with glass screen. There is a PVCu privacy window to the front elevation and wood effect vinyl flooring.

Exterior
To the rear of the property there is a large and enclosed garden with a patio area accessed from the kitchen and a tiered lawn with surrounding planted

borders. To the side, there is a driveway with off road parking for two cars which leads to a single detached garage. To the front of the property is a further lawned area again with an abundance of mature shrubs.

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

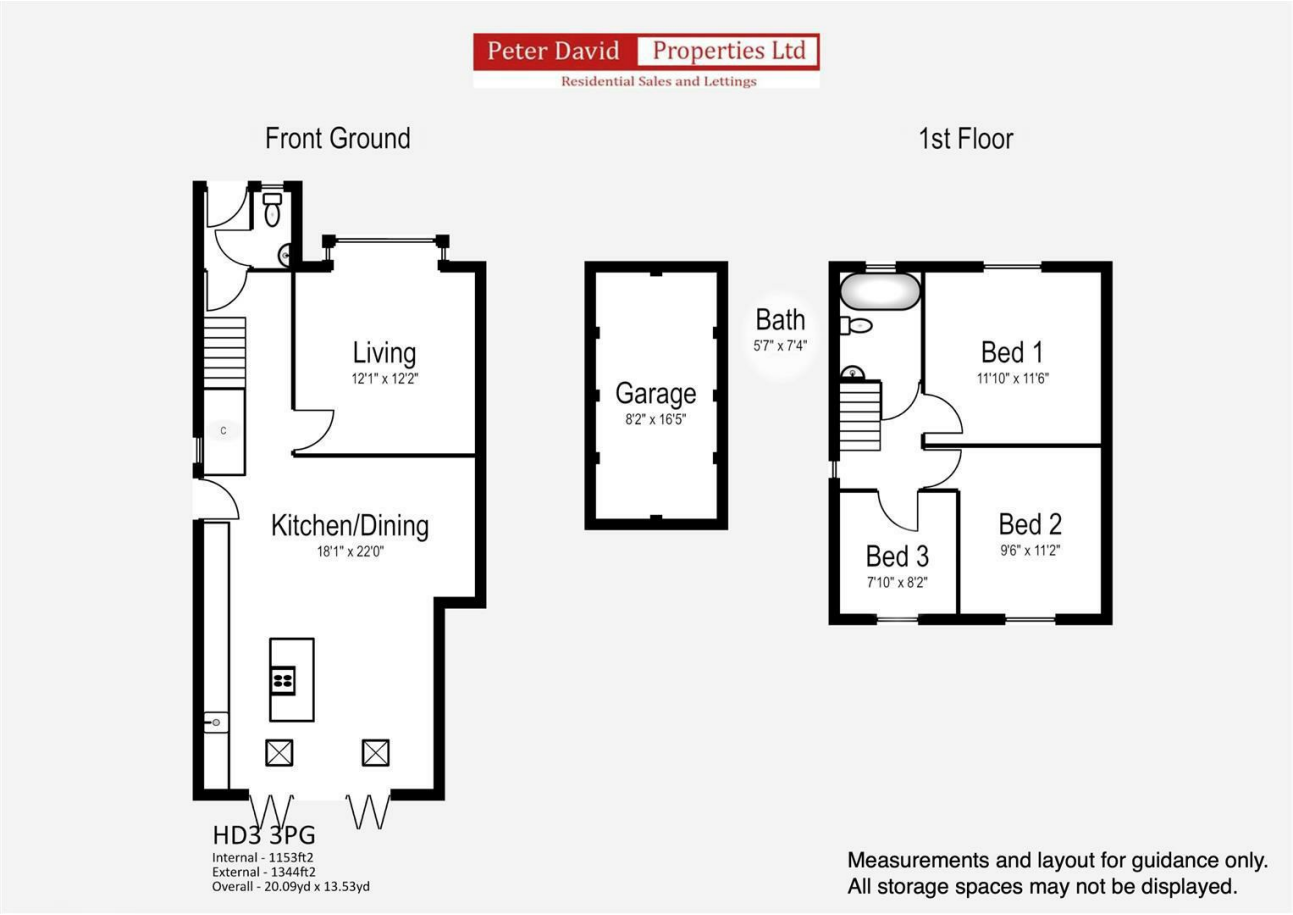
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

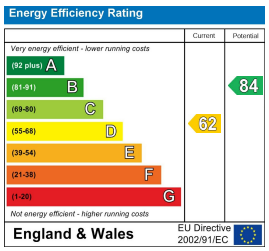
Floor Plan

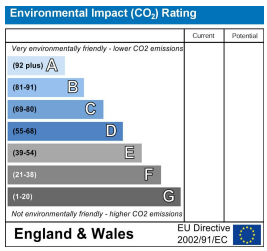


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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