

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 97 Crosland Road

Oakes, Huddersfield, HD3 3PG

Price guide £185,000



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## Entrance Porch

Access through a PVCu door into the entrance porch. There is vinyl flooring and access to the downstairs WC.

## Downstairs WC

A useful downstairs WC comprising of WC and corner wash basin with tiled splashback. Vinyl flooring, a storage cupboard and PVCu privacy window to front aspect.

## Entrance Hallway

Accessed via wood and glass door with stairs rising to first floor accommodation. Access to the living room, dining room and kitchen.

## Living Room

A light and airy room with electric fire and access to PVCu conservatory.

## Dining Room

A spacious dining room with PVCu bay window to front aspect. There is a gas fire with stone surround.

## Conservatory

To the rear of the property there is a conservatory with floor to ceiling PVCu windows allowing plenty of natural light. Benefiting from a radiator so this room can be used all year round. There is access to the rear garden.

## Kitchen

A partially tiled kitchen with light oak effect matching base and wall units, tiled splashbacks, laminate work surfaces and vinyl flooring. Integrated appliances consist of: an electric oven, a gas hob and extractor. There are two free standing spaces for appliances.

Benefiting from a stainless steel sink and drainer, a large PVCu window to rear and PVCu door to side driveway.

## Landing

A landing with PVCu privacy window to side aspect. Access to three bedrooms and house bathroom. Access to a boarded loft.

## Master Bedroom

A large double master bedroom with mirrored built in wardrobes. PVCu window to front elevation.

## Bedroom Two

A double bedroom with built in wardrobes and PVCu window to rear elevation.

## Bedroom Three

A single bedroom with storage cupboard and PVCu window to rear elevation.

## House Bathroom

A partially tiled and wood panelled bathroom comprising of WC, hand basin with vanity unit and bath with overhead shower. Benefiting from vinyl flooring and heated towel rail.

## Exterior

To the rear of the property there is a large and enclosed garden with two lawned and patio areas and an abundance of mature shrubs. There is a driveway with off road parking which leads up 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.

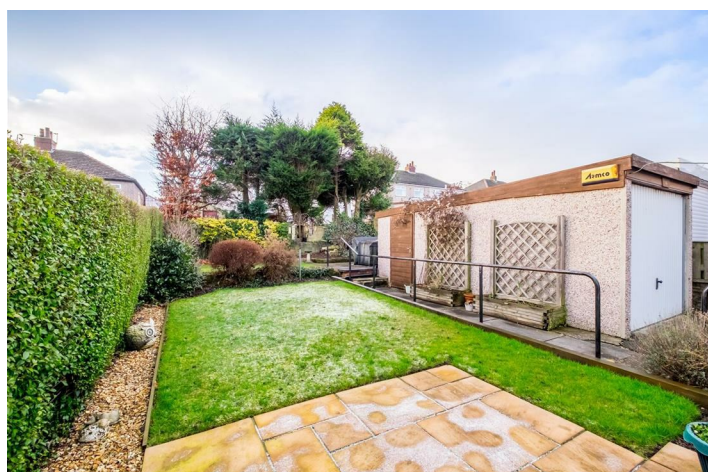
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



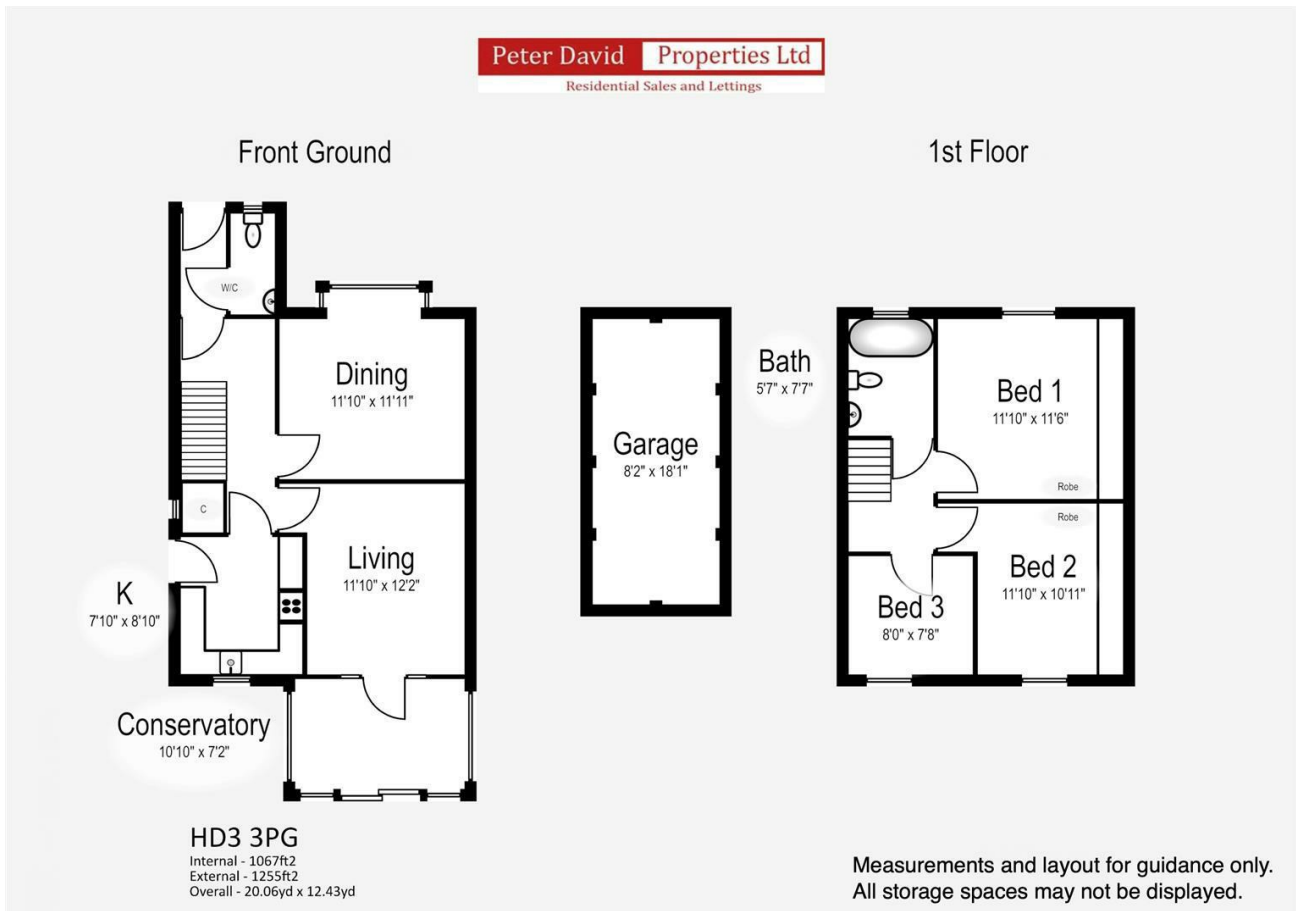
## Hybrid Map



## Terrain Map



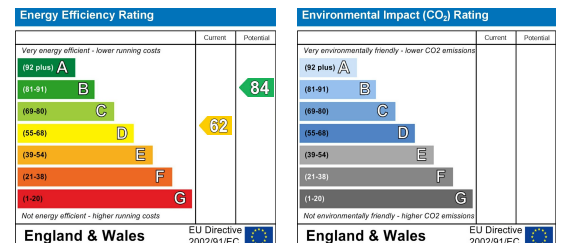
## Floor Plan



## 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



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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