Peter David Properties Ltd

Residential Sales and Lettings

43 Oxley Road

Brackenhall, Huddersfield, HD2 1NT

Offers in the region of £285,000

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Entrance Hallway
Enter the property via a composite door into the entrance hallway. Stairs rise to the first floor and a cream carpet flows throughout the first floor accommodation. Access to living room, study, ground floor WC, and kitchen diner.

Living Room
A spacious living room with cream carpets and a feature mirrored wall. PVCu window to the front aspect.

Study
A second reception room which can be utilised as either an office, study or snug. PVCu window to the front aspect.

Ground flor W/C
A useful ground floor WC with cream carpet. Comprising of: WC, wash basin with partially tiled splashback. PVCu privacy window to the side aspect.

Kitchen/Dining Room
To the rear of the property is this large open plan kitchen diner with laminate flooring, contrasting wall and base units with laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a fridge freezer, a dishwasher, a washing machine and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. Providing ample space for a dining table and seating. A composite door and PVCu patio doors lead out to the rear garden.

Landing
Cream carpet flows throughout the first-floor bedrooms and landing. Providing access to all bedrooms and house bathroom. Also benefiting from a large storage cupboard and access to the loft.

Master Bedroom
A large double bedroom with two PVCu windows to the front elevation. Benefitting from fitted wardrobes and access to the en-suite

En-Suite
An en-suite comprising of: WC, wash basin with partially tiled splashback, and a shower cubicle with a glass door.

Bedroom Two
A second double bedroom with cream carpets. PVCu window to the front elevation.

Bedroom Three
A third double bedroom with PVCu to rear elevation.

Bedroom Four
A small double bedroom with PVCu to rear elevation.

House Bathroom
A partially tiled house bathroom with a cream carpet. Comprising of: WC, wash basin and a bath with overhead shower. Benefiting from a radiator. PVCu privacy window to rear elevation.

Exterior
To the rear of the property there is a large private and enclosed garden with a surrounding timber fence. The rear garden a large lawn and patio area and provides splendid views across open playing fields. There is side access leading to the front of the property and also providing access to the garage.. To the front there is a lawn with a surrounding wrought iron fence. To the side there is a tarmac driveway with parking for two

cars leading to a single garage. The single garage has been converted into a home gym but can be converted back if required.

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

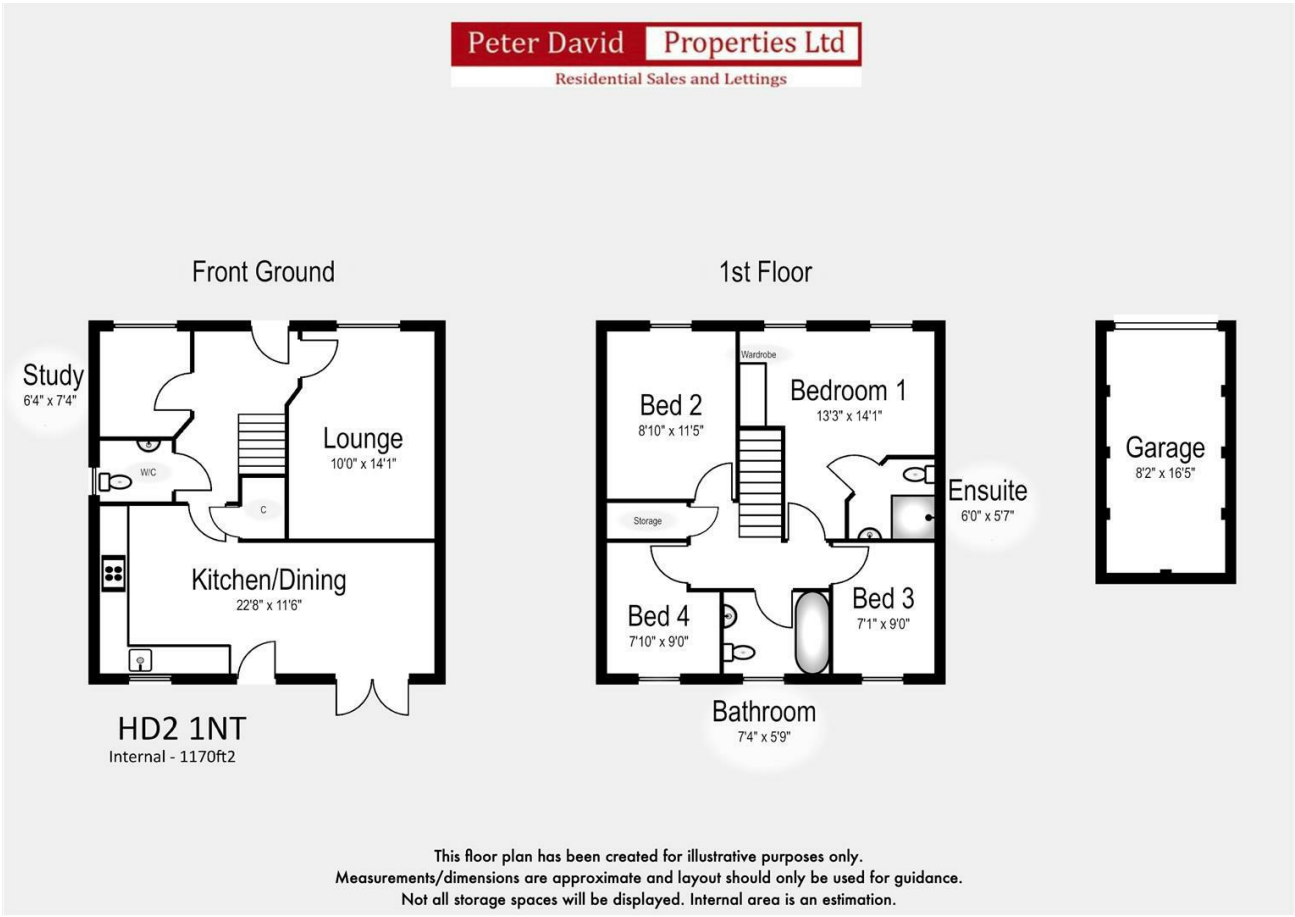
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

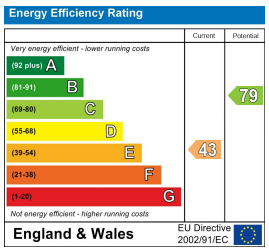
Floor Plan

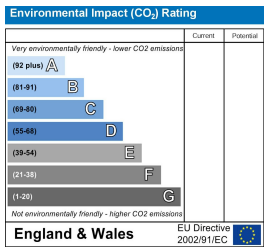


Viewing

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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