Peter David Properties Ltd

Residential Sales and Lettings

# 12B Norcross Avenue

Oakes, Huddersfield, HD3 4FP

**Offers in the region of £450,000**

3 2 2 C

# 12B Norcross Avenue

Oakes, Huddersfield, HD3 4FP

## Offers in the region of £450,000

### Ground Floor -

### Entrance Hallway
Enter the property via a composite front door with a sleek privacy glass panel into this spacious entrance hallway. Adorned with oak flooring the hallway provides access to the open-plan kitchen/diner, the living room, the second reception room, the utility room and the ground floor WC. A unique central staircase rises to the first floor.

### Ground floor WC
A useful ground floor WC. Comprising of WC, a wash basin with tiled splashback and a PVCu privacy window to front aspect.

### Open Plan Kitchen/Diner
Moving through to the heart of this home is this contemporary luxurious kitchen. The space continues to uphold the high, modern aesthetic throughout, boasting matching wall and base units, in the colours 'Cashmere' and 'Tan Grey', contrasting granite work surfaces, a sunken granite sink, and a breakfast bar providing seating for two people. Integrated appliances comprise of, an electric RANGEMASTER oven, a 5-ring induction hob, a extractor fan and a dishwasher. Additionally, the vendors shall be leaving their Samsung Smart French Style Family Hub Fridge Freezer With Ice & Water. Finished off with high quality wood effect LVT flooring and contemporary lighting this kitchen can truly only be appreciated upon internal viewing! Additionally, there are two twin PVCu windows that provide plenty of natural light and a double wood and glass panel doors lead into the living room.

### Living Room
A spacious and well appointed living room featuring a neutral carpet a PVCu window to the front aspect offering far reaching splendid views. There is a gas fire sat on a marble hearth with a wood surround making an ideal focal point.

### Second Reception Room
A versatile second reception room which could be used to serve a variety of purposes including a playroom, a study or a fourth bedroom! PVCu patio doors provide seamless access to the orangery.

### Sun Room
Set to the rear of the property is a Sun room adorned with oak flooring and PVCu windows to three sides, offering far-reaching views! Additionally, a PVCu patio door provides direct access to the rear garden for added convenience.

### Utility Room
A useful utility room with linoleum tiled effect flooring comprising of laminate surfaces and two spaces for appliances - one of which has plumbing for a washing machine. There is a composite door that leads out to the rear garden and access to the workshop.

### Workshop
A further room accessed via the utility room currently utilised as a workshop. This space offers ample storage space and could be used as a 'mud room' or 'dog room' etc. the workshop provides access via an internal door to the integral garage.

### First Floor -

### Landing
Carpeted stairs rise from the ground floor accommodation to the landing. The landing provides access to all the bedrooms and the house bathroom, while a loft hatch provides access to a spacious loft with a few boards and electrics.

### Master Bedroom
A charming dual aspect master bedroom with fitted wardrobes flooded with natural light via two Velux windows. There is storage to the eaves and access to the en-suite.

### En-Suite
An en-suite with linoleum flooring comprising of a WC, a wash basin set in a white vanity unit and a shower cubicle with a glass screen. There is a PVCu privacy window to the rear elevation.

### Bedroom Two
A second double bedroom with an abundance of space featuring a built in storage cupboard, under eaves storage and a PVCu window to the rear with a splendid far reaching views.

## Bedroom Three

A third generously proportioned bedroom featuring fitted wardrobes and a dresser. PVCu window to the front elevation. Also benefiting from under eaves storage.

## House Bathroom

A partially tiled house bathroom with linoleum flooring comprising of a WC, a wash basin set in a vanity unit and a bath with a handheld shower attachment. There is a Velux window to the rear elevation allowing plenty of natural light to filter through.

## Exterior

Externally, to the front of the property is a block-paved driveway (providing off-road parking for two cars) leading to an integral single garage. To the rear of the property is an enclosed rear garden, featuring a patio area and steps leading down to a lawn area, decorative wood chip, and a fire pit all enclosed by a privet hedge.

## 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

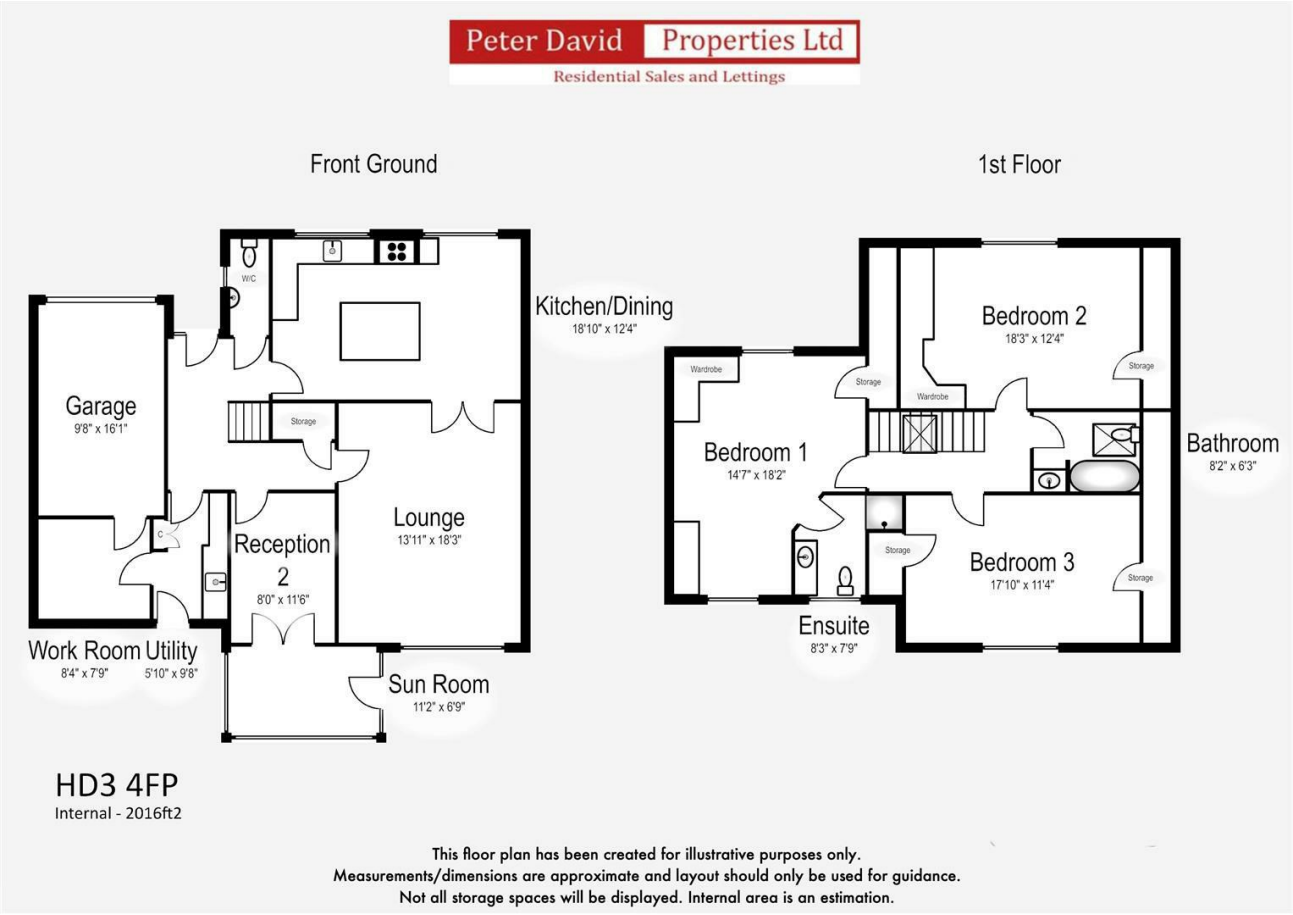
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

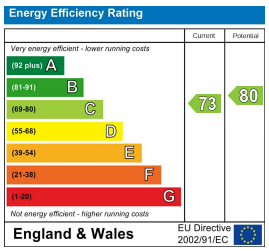
## Floor Plan

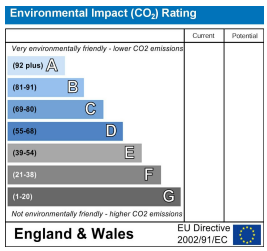



## Viewing

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