Peter David Properties Ltd

Residential Sales and Lettings

54 Crosland Road

Oakes, Huddersfield, HD3 3PA

Offers in the region of £290,000

3 1 2

54 Crosland Road

Oakes, Huddersfield, HD3 3PA

Offers in the region of £290,000

Ground Floor -

Entrance Hallway
Enter the property via a composite front door into the entrance hallway which provides access to the living room, kitchen and stairs rise to the first floor accommodation. There is also a large under stairs storage cupboard which provides ample storage and houses the boiler.

Living/Dining Room
Flooded with natural light is this spacious and well-appointed living/dining room featuring an electric stove housed in a marble fireplace. There is a large PVCu bay window to the front aspect and double french doors provide access to the second reception room.

2nd Reception Room
An additional reception room that could be used to serve a variety of purposes such as a study/playroom/snug. Benefiting from a PVCu sliding doors leading out to the rear garden.

Kitchen
The kitchen comprises' white gloss matching wall and base units, granite effect laminate work surfaces, and tiled effect linoleum flooring. Integrated appliances comprise of: a double electric oven, a gas hob, an extractor fan, and a stainless steel sink and drainer. There is three additional space's for appliance's one of which has plumbing for a washing machine. A PVCu stable door leads out to the rear garden and there is access to the ground floor WC.

Ground Floor WC
A useful ground floor WC comprising of a WC and a wash basin set in a white gloss base unit with a PVCu privacy window to the rear.

First Floor -

Landing
Access to all bedrooms and the house bathroom. There is a loft hatch with a pull down ladder giving access to the fully boarded loft

Master Bedroom
Set to the front of the property is the master bedroom with fitted wardrobes with sliding mirrored doors and a PVCu window to the front elevation.

Bedroom Two
A second generously sized double bedroom with fitted wardrobes with sliding mirrored doors and a PVCu window to the rear elevation.

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

House Bathroom
A modern house bathroom comprising of a WC, a wash basin set in a white gloss unit, a corner shower unit with a rain head shower and glass screen, a mirrored wall unit and a chrome towel rail. PVCu privacy window to rear elevation.

Exterior
Externally, the property enjoys an abundance of outdoor space with a large tarmacked driveway to the front providing off road parking for up to three cars! To the rear the property provides a large and enclosed garden which has been landscaped to a high standard with tiered decking, a well-manicured lawn,

herbaceous borders and a timber built summer house. Additionally, there is single detached garage with an up-and-over door and electrics.

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

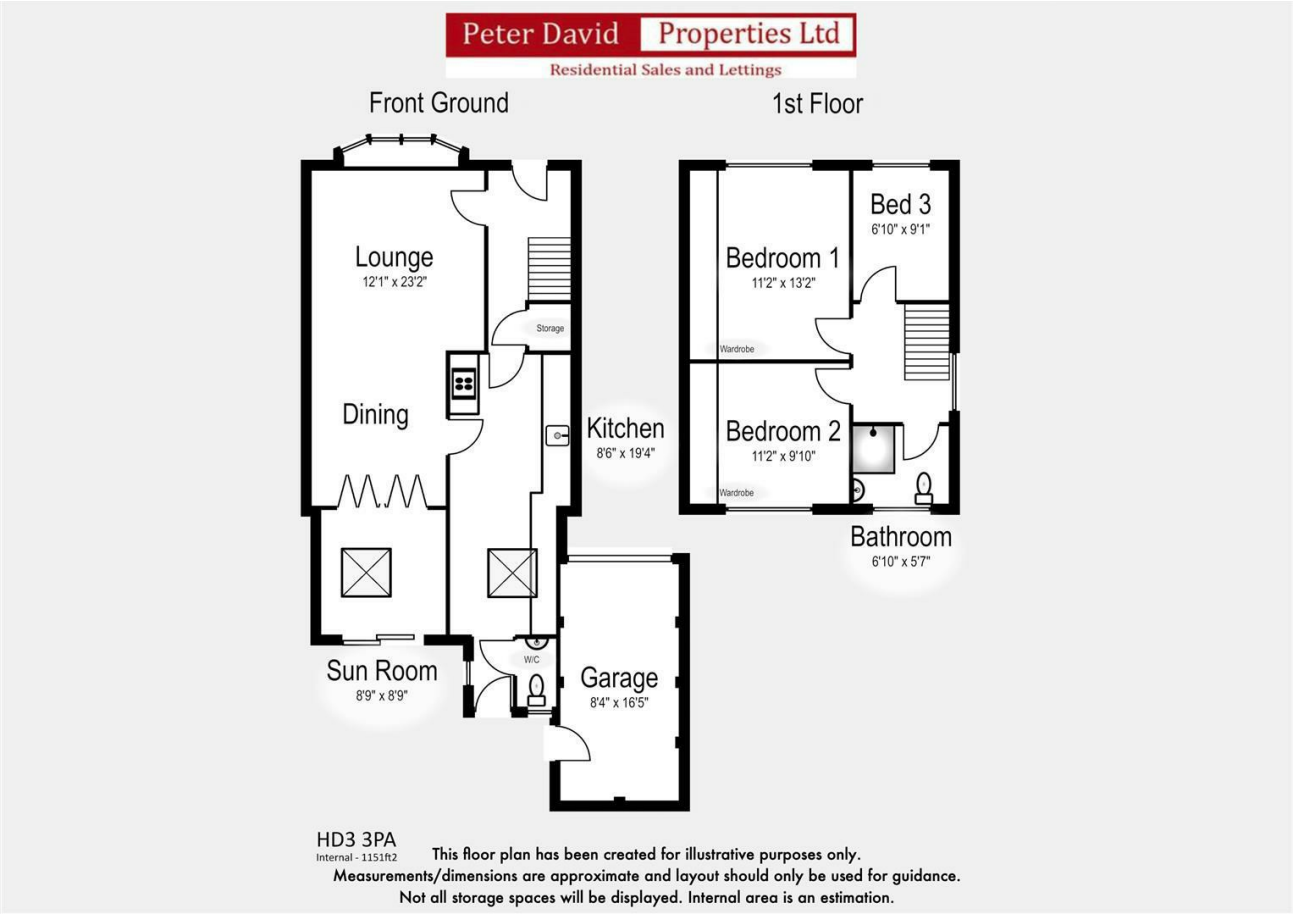
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

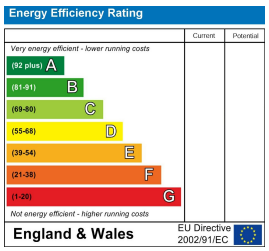
Floor Plan

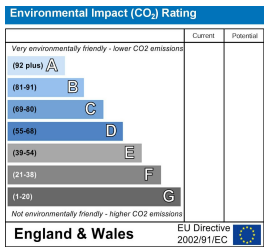


Viewing

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