

# Peter David

# Properties Ltd

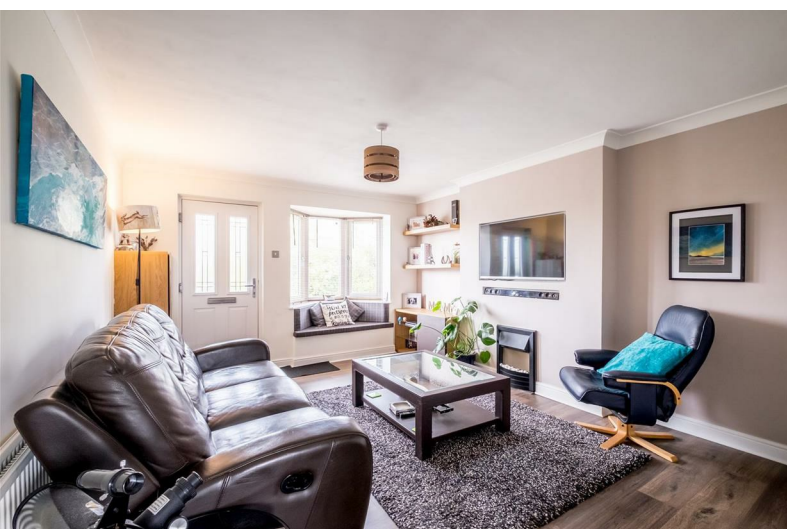
Residential Sales and Lettings



## 4 Hollyfield Avenue

Oakes, Huddersfield, HD3 4FX

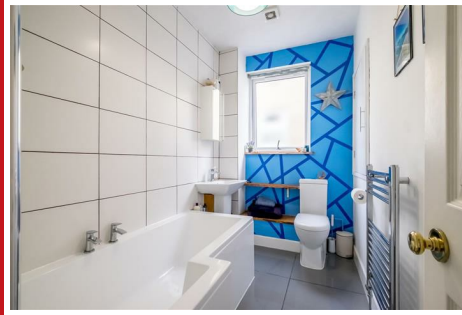
Offers in the region of £189,950



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## Living Room

Access the property via a composite door into the living room with electric fire and laminate flooring. There is an attractive PVCu bay window with seating and access to the kitchen diner.

## Kitchen Diner

To the rear of the property is the kitchen diner with laminate flooring, matching wall and base units, laminate work surfaces and tiled splash backs. Integrated appliances comprise of: an electric double oven, an electric hob, an extractor, a washing machine and a stainless steel sink and drainer. There is space for a fridge freezer and a dining table. PVCu window and PVCu patio doors provide plenty of natural light.

## Landing

Stairs rise from the living room to the first floor accommodation. Access to both bedrooms and house bathroom.

## Bedroom One

To the front of the property there is a double bedroom with PVCu window to front aspect and splendid views.

## Bedroom Two

To the rear of the property there is a further double bedroom with PVCu window to rear elevation.

## House Bathroom

A partially tiled house bathroom with hi-gloss ceramic tiled flooring. Comprising of: WC, wash basin, P-shaped bath with glass screen and rain head shower. Benefiting from a chrome towel rail and useful storage cupboard. PVCu privacy window to side elevation.

## Exterior

To the rear of the property there is a private enclosed garden with timber fencing, a decked patio area, lawn and access to the rear garage. There is a single garage to the rear of the property which benefits electricians. There is also a single driveway. To the front there are steps leading up to the door and a lawned area.

## 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



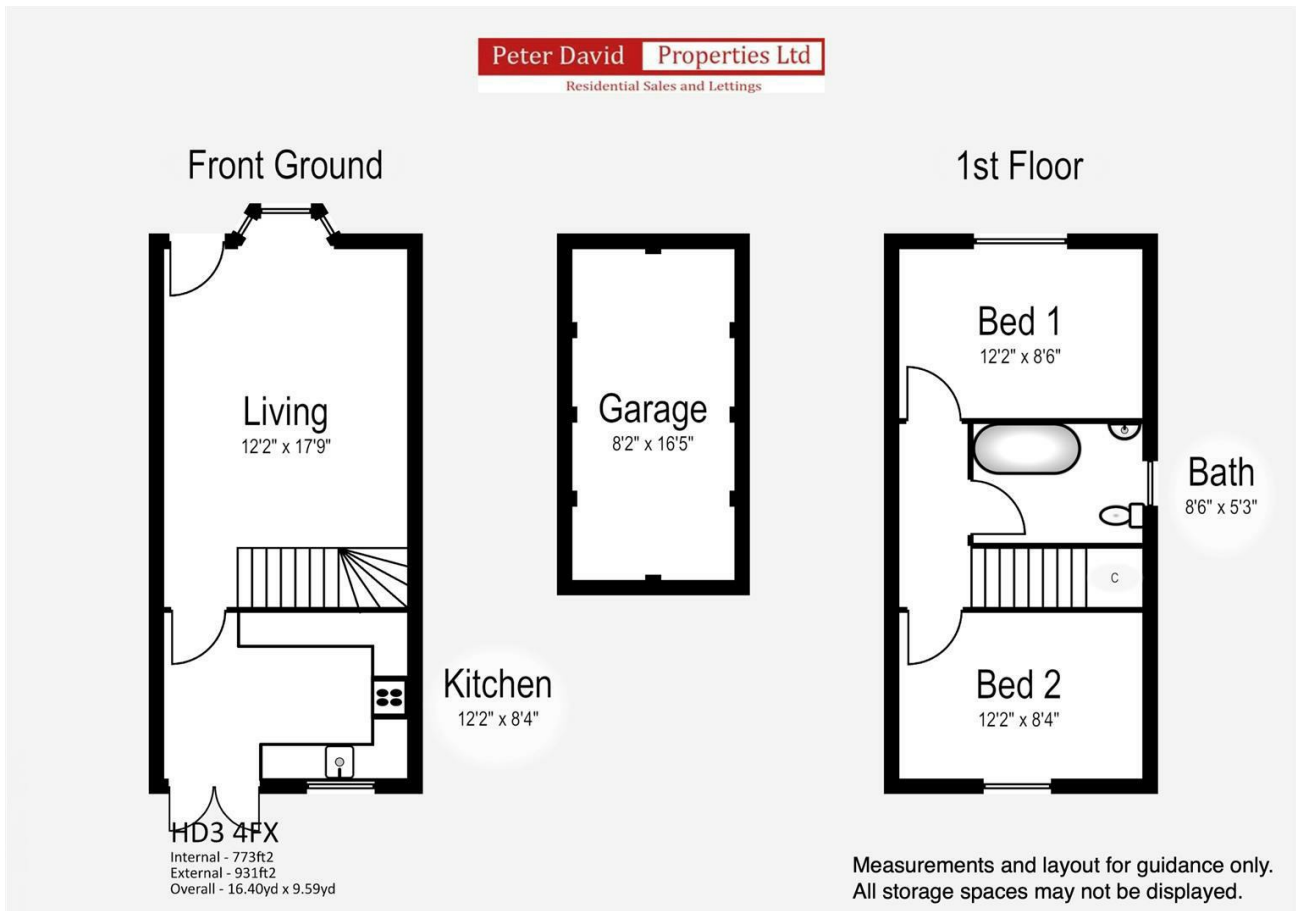
## Hybrid Map



## Terrain Map



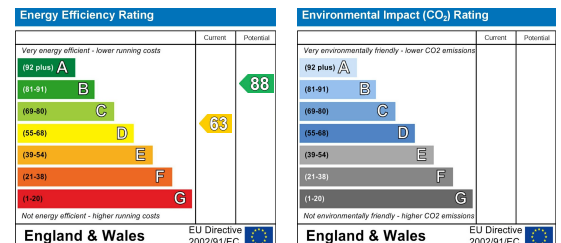
## Floor Plan



## 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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