Peter David Properties Ltd

Residential Sales and Lettings

4 Tanyard Avenue

Oakes, Huddersfield, HD3 4YR

Offers in the region of £265,000

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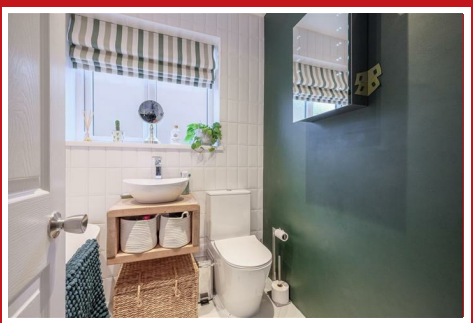


Kitchen
Access via a side entrance wooden door straight into the kitchen with vinyl flooring. Comprising of matching wall and base units, laminate work surfaces and tiled splashbacks. There is a free-standing New World Range oven with an electric double oven and a four ring gas hob with hotplate, an extractor and a 1.5 ceramic sink and drainer under a PVCu window overlooking the front garden. There are three free standing spaces for appliances, two with plumbing for a dishwasher and washing machine. Access to hallway, ground floor bathroom, living room and dining room.

Hallway
A carpeted hallway with stairs rising to the first floor accommodation. Benefiting from a feature glass wall.

Ground floor Bathroom
A partially tiled house bathroom, with vinyl flooring. Comprising of: WC, a modern oval wash basin with wooden shelf underneath and a bath with circular shower screen and rainhead shower. PVCu privacy window to side elevation.

Living Room
This charming living room is to the rear of the property and has a neutral carpet. A standalone modern electric living flame fire takes pride of place. Two PVCu patio doors overlook the rear garden with one leading out to the raised tiled patio area. A tiled walkway with a walk in storage cupboard takes you through to the dining room.

Dining Room
To the front of the property is the dining room with carpet and tiled flooring. An electric fire on a slate hearth with tiled and wood surround makes an ideal focal point. PVCu window to front aspect.

Landing
Carpeted stairs rise from the hallway to the landing. Access to all bedrooms.

Bedroom One
A spacious light and airy bedroom with a neutral carpet, fitted mirrored sliding wardrobes and two PVCu windows one to the front and one to the side. Access to the en-suite WC.

En-Suite WC
A useful en-suite WC comprising of WC and wash basin with tiled splashback.

Bedroom Two
A second double bedroom with PVCu window to front elevation

Bathroom
A fully tiled groundfloor bathroom.with tiled flooring. Comprising of WC, a wash basin and a bath with overhead shower. PVCu privacy window to side aspect.

Office/Study/Bed three
A single bedroom, currently used as an office. Benefiting from a Velux window.

Exterior
To the rear of the property is a private and enclosed garden with a lawn and herbaceous borders. There is a raised patio area with underneath storage and an access door to the under house storage. To the front is a further lawned area with a rockery, an abundance of mature shrubs, a private stone patio area and a tarmac driveway (off-road parking for two cars) leading to a single detached garage with an up an over door and benefiting from 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

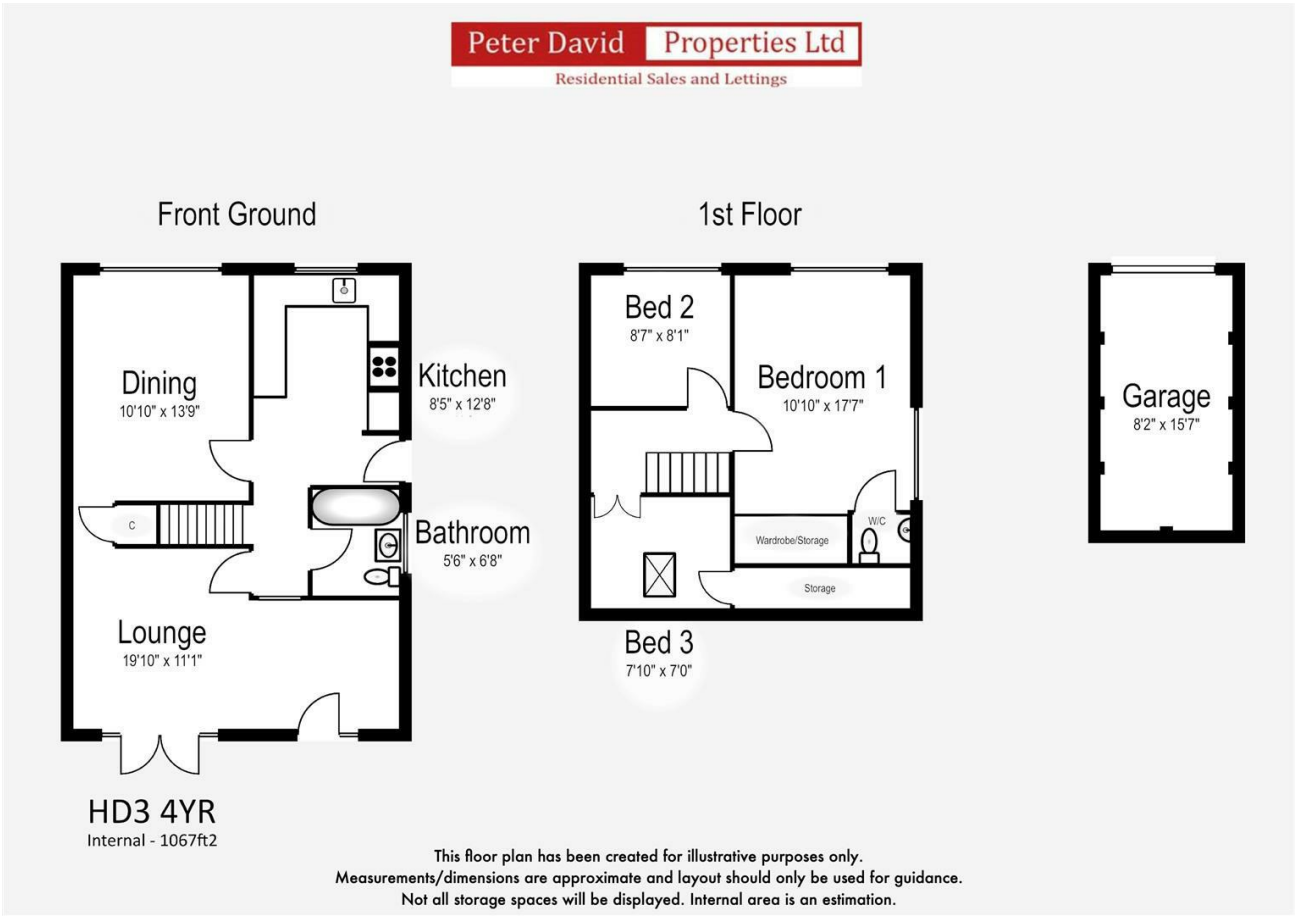
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

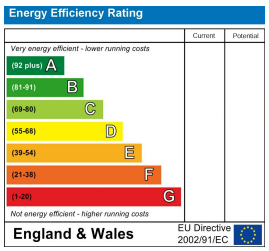
Floor Plan

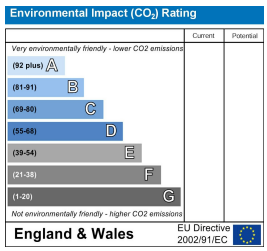


Viewing

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.

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