Peter David Properties Ltd

Residential Sales and Lettings

288 New Hey Road

Oakes, Huddersfield, HD3 4GE

Offers in the region of £215,000

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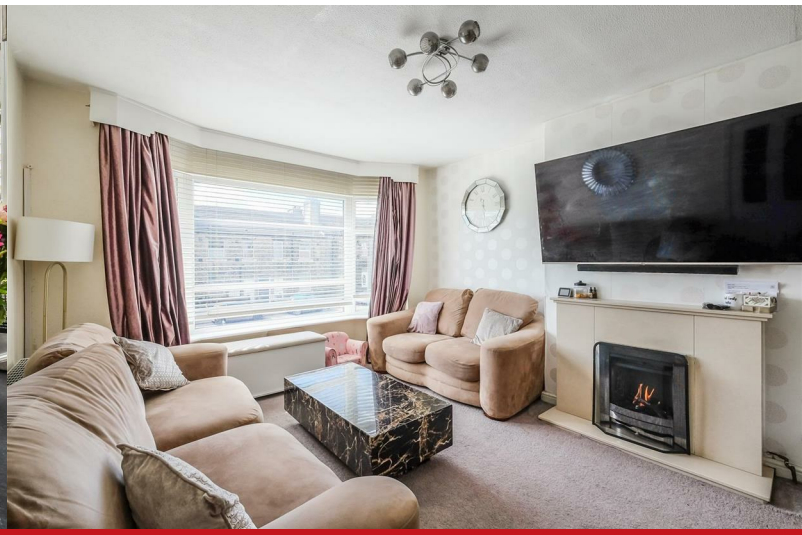

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Ground Floor -

Entrance Vestibule
Enter the property via a composite door leading into useful porch with a further door leading into a carpeted hallway. Providing access to the living room, kitchen and stairs which rise to the first floor.

Living Room / Dining Room
This spacious dual aspect living/diner offers flexible space for both relaxing and entertaining. Offering plenty of natural light with a large PVCu window to the front aspect and PVCu double patio doors to the rear which provide access to the garden. There is also a gas fire with stone surrounding. Benefitting from carpet throughout. This large reception room was originally two rooms and does have the potential to revert back to two rooms.

Kitchen
The kitchen has white matching wall and base units with contemporary work surfaces, tiled splashbacks and an inset sink with drainer. Integrated appliances include an electric oven, gas hob and extractor fan. There are three freestanding spaces, including plumbing for a washing machine, space for a tumble dryer and fridge freezer. Benefitting from a small pantry, tiled flooring, PVCu to rear aspect and PVCu door to side aspect.

First Floor -

Landing
From the entrance hall the staircase rises to the first floor landing with natural light from a PVCu privacy window to the side elevation. Access to the loft which is fully boarded.

Master Bedroom
A double bedroom with fitted wardrobes, PVCu to front elevation.

Second Bedroom
A second double bedroom with fitted wardrobes, PVCu to rear elevation.

Third Bedroom
A single bedroom with laminate wood effect flooring and PVCu to front.

House Bathroom
A fully tiled bathroom benefitting from a bath with overhead shower and glass screen, WC, hand wash basin and vanity cupboard. Tiled flooring, chrome towel rail and PVCu privacy window to rear.

W/C
A separate W/C with hand wash basin and small PVCu privacy window to rear.

Exterior
Set back off the main road the property to the front provides a lawned garden with steps leading up to the front door. To the side is a gated driveway with parking for 2/3 cars. To the rear is paved enclosed 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

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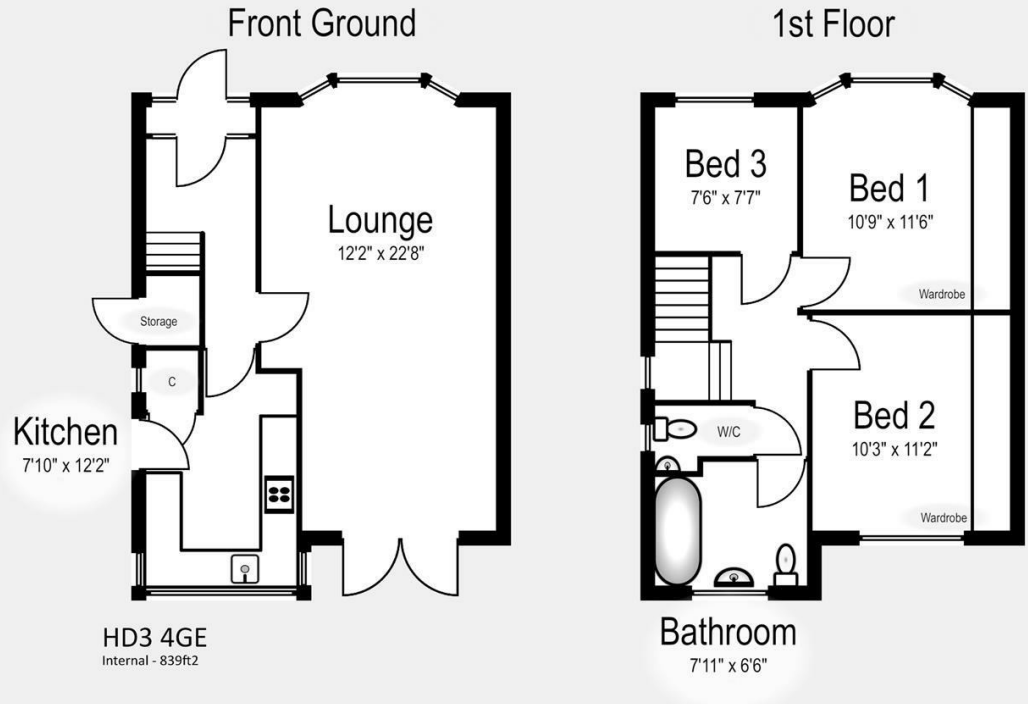
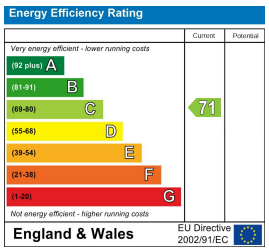


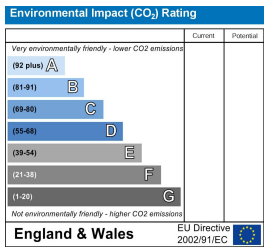
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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





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