

Peter David

Properties Ltd

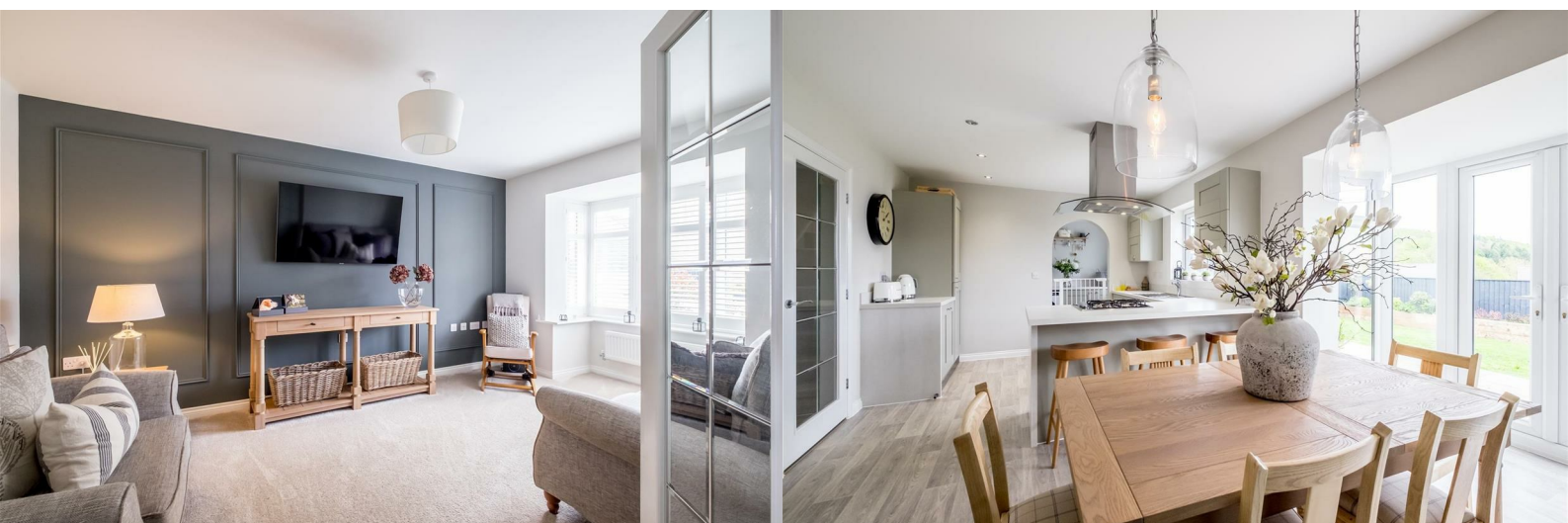
Residential Sales and Lettings



35 Oaklands Crescent

Birchencliffe, Huddersfield, HD2 2FX

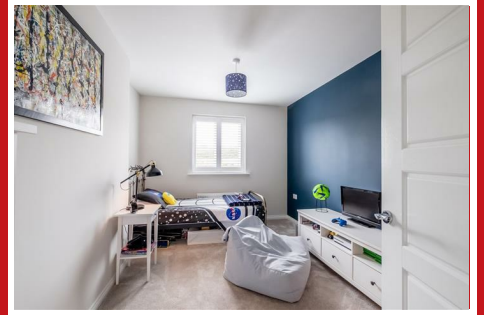
Offers in the region of £439,950



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***LARGE DETACHED FAMILY HOME *IMMACULATELY PRESENTED THROUGHOUT *HIGH SPECIFICATION FIXTURES AND FITTINGS* QUIET CUL-DE-SAC LOCATION * CCTV * 8 YEARS NHBC REMAINING ***

Peter David Properties are excited to present to the open market this RECENTLY BUILT HARRON HOMES FOUR DOUBLE bedroom, DETACHED property on a popular residential development close to Ainley Top, offering luxurious accommodation and everything required to suit modern family life. This property IS EXTREMELY SPACIOUS and boasts a FAMILY DINING KITCHEN, PRIVATE GARDENS, a LARGE DRIVEWAY, SINGLE GARAGE and is immaculately presented throughout. Also benefiting from a CCTV camera system (cameras included).

To the ground floor, the property comprises: an entrance hallway, a living room, a kitchen/diner with French doors leading out to the garden, a utility room, a ground floor WC and an integral garage. To the first floor the property features: A SPACIOUS landing, a luxurious master bedroom with en-suite and dressing area, THREE additional bedrooms and a house bathroom.

Located just off Ainley Top roundabout in the Harron Homes Oaklands Heath development and just a short drive from Huddersfield town centre and the M62 network, it provides an easy commute to the nearby cities of Leeds and Manchester. The popular Lindley village is just a short drive away offering an array of boutique shops, restaurants and bars. The property is also in the catchment area for Lindley Infant and Junior schools which OFSTED OUTSTANDING.

This property is decorated to a very high standard throughout and is ready-to-move-into. Built just 18 months ago the property has an 8 year NHBC GUARANTEE remaining. The true size and specification of this property can only be appreciated by internal viewing - book yours today!

Entrance Hallway

Enter this stunning property through a stylish composite door into a light and welcoming entrance hallway with feature panel wall and stairs rising to the first floor accommodation.

Laminate flooring flows through into the kitchen/diner and double glass doors lead into the living room. Also benefiting from an integral door into the garage.

Living Room

This modern and well appointed living room has a large PVCu bay window to the front aspect and a feature panel effect wall. A soft neutral carpet compliments the interior.

Kitchen Diner

The hub of the home is this fabulous kitchen/diner with high specification units and provides a perfect space to entertain guests. The kitchen features matching wall and base units, laminate work surfaces, wood effect laminate flooring and a stainless steel sink and drainer positioned in front of a PVCu window overlooking the rear garden. Integrated appliances comprise of: an electric oven, a gas hob, an extractor fan, a dishwasher and a fridge/freezer. There is a spacious dining area with feature floor to ceiling PVCu windows and french doors leading out to the rear garden. An archway leads through to the utility room and ground floor WC.

Utility

A useful utility room with matching wood effect tiled flooring flowing through from the kitchen, matching base units and a laminate worktop. There is space and plumbing for a washing machine. A composite door leads out into the garden and there is also access to the ground floor WC.

Ground floor WC

A modern partially tiled ground floor WC with hand basin and wood effect tiled flooring.

Landing

A spacious landing with traditional spindle balustrade and oak banister. Access to all bedrooms and house bathroom. Benefiting from a large walk in storage cupboard and loft space.

Master Bedroom

An luxury master bedroom which features a dressing area with fitted mirrored wardrobes and an en-suite. PVCu window to rear elevation.

En-Suite

A fully tiled luxurious en-suite shower room with laminate flooring, a WC, hand basin and corner shower cubicle with glass sliding doors. PVCu privacy window to rear elevation.

Bedroom Two

A second double bedroom with PVCu window to front elevation.

Bedroom Three

A third double bedroom with PVCu window to front elevation.

Bedroom Four

A fourth double bedroom with PVCu window to rear elevation.

House Bathroom,

A stylish and contemporary fully tiled house bathroom with laminate flooring. Comprising of: a WC, hand basin, bath and a separate shower cubicle. Benefiting from a mirrored cabinet. PVCu privacy window to front elevation.

Exterior

To the rear of the property there is a private and enclosed garden with a lawn, raised flower beds with ornamental shrubs and a large stone flagged patio area. To the front is a block paved driveway (parking for two cars) leading to a single garage with an up an over door. There is a lawn with a decorative shrub border.

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



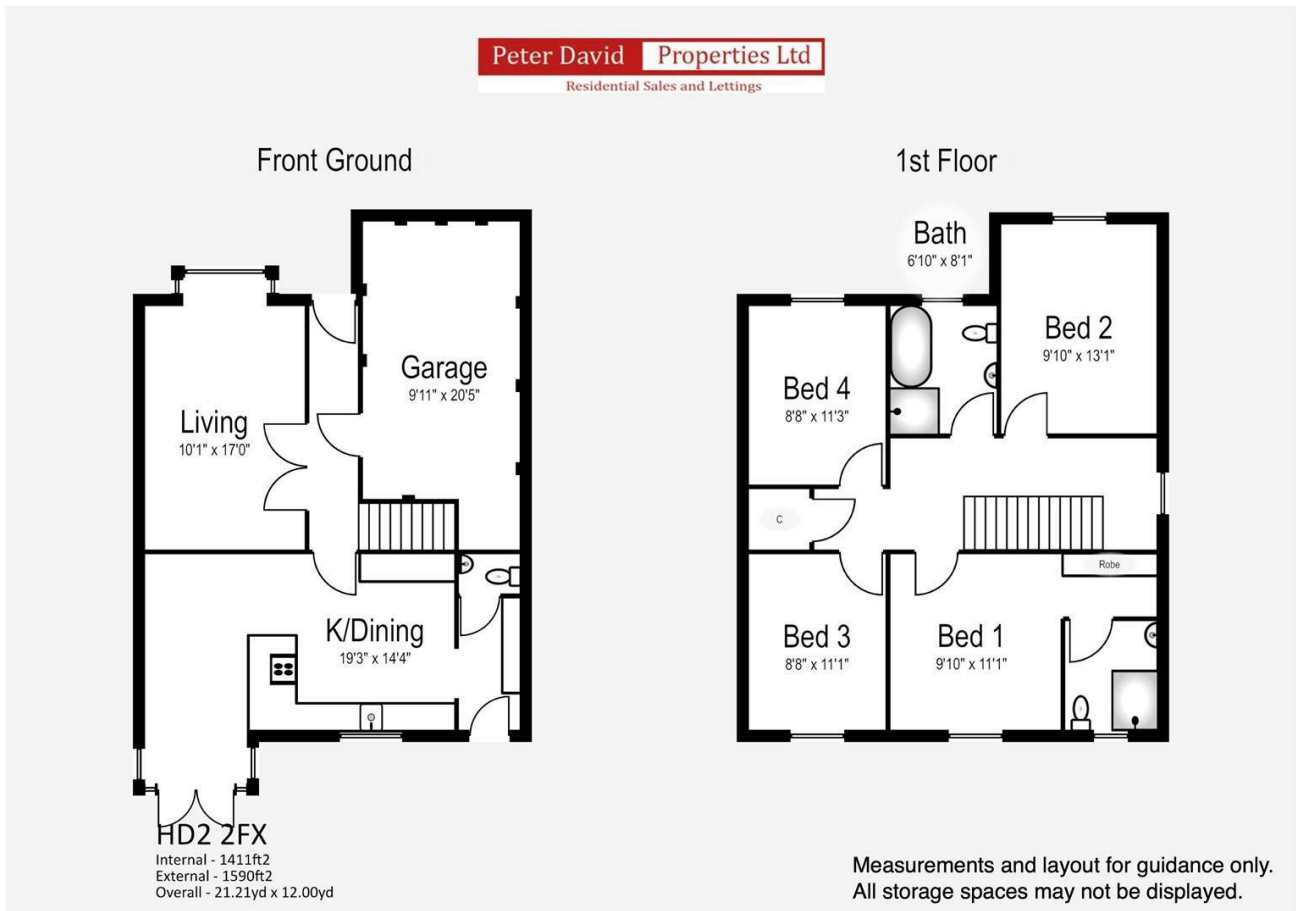
Hybrid Map



Terrain Map



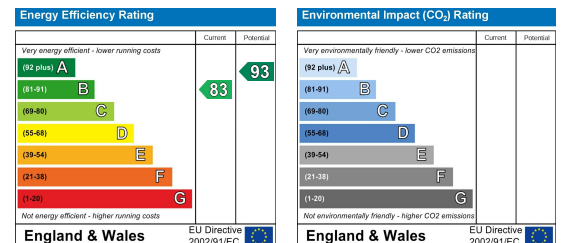
Floor Plan



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

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk