Peter David Properties Ltd

Residential Sales and Lettings

# 9 Oaklands Crescent

Birchencliffe, Huddersfield, HD2 2FX

**Offers in the region of £550,000**

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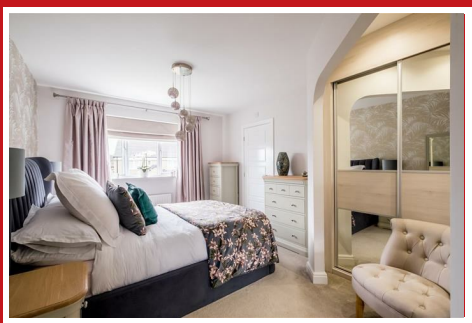
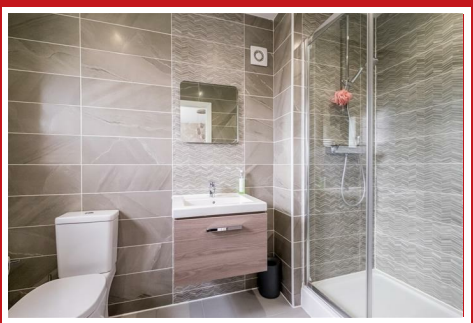




### Ground floor -

### Entrance Hallway
Enter this fabulous property through a composite front door into a light and welcoming entrance hallway. There are double, glass paneled doors leading into the living room, an additional door leading into the kitchen/diner and stairs rising to the first floor. A neutral carpet flows throughout and there is coir matting to the entrance area. A stylish light fitting compliments the hallway.

### Living Room
A superb living space which offers plenty of natural light from the large PVCu bay window to the front aspect. A feature fireplace offers an attractive focal point with an inset electric fire with a marble surround. The room has been elegantly decorated and features a stylish light fitting and a neutral carpet.

### Snug
An additional reception room with a PVCu window overlooking the rear garden. The room has been tastefully decorated and a neutral carpet flows throughout.

### Kitchen/Diner
A stunning kitchen, which is the hub of this home and provides a perfect space to entertain guests. The kitchen features high gloss matching wall and base units, granite work surfaces and has a stainless steel sink integrated into the work surface in front of the PVCu window with views out into the rear garden. Integrated appliances comprise; a dual electric oven, a five ring gas hob. an extractor fan, a wine cooler and a dishwasher. There is also space for a large American style fridge/freezer and a separate dining area which has ample space for a large dining set. PVCu french doors lead out into the rear garden. The room also provides access to the utility room through an archway and double wooden framed, glass doors lead into the snug. Grey ceramic floor tiles flow throughout and into the utility room.

### Utility Room
Adjacent to the kitchen, this useful utility room mirrors the kitchen units and provides matching wall and base units with granite work surfaces. There is plumbing for a washing machine and a composite door provides access to the side of the property. The integral garage and the WC can also be accessed from the utility room.

### WC
A fully tiled ground floor WC with hand basin and ceramic floor tiles. There is a PVCu privacy window to the rear aspect.

### Integral Double Garage
A spacious, double garage with an electric up and over door, power and light. There are also fitted wall shelves and an electric car charging point.

### First floor -

### Landing
A light and spacious landing providing access to all bedrooms and the house bathroom. There is a neutral carpet which flows throughout the first floor accommodation and a useful storage cupboard housing the water tank. A PVCu window overlooks the front aspect and there is a stylish drop down light fitting.

### Master Bedroom
An impressive and luxurious Master Bedroom, which features a dressing area with fitted wardrobes with sliding doors. There is a PVCu window to the rear elevation and access to the en-suite.

### En-suite
A fully tiled, luxurious en-suite shower room with a WC, hand basin set over a vanity drawer unit and a large shower cubicle with chrome shower. There are ceramic tiles to the floor and a PVCu privacy window to the side aspect. Additionally there is a wall mirror, a chrome towel rail and an extractor fan.

### Bedroom Two
A further tastefully decorated double bedroom with a PVCu window to the front aspect.

### En-suite
Another fully tiled, luxurious en-suite shower room with a WC, hand basin set over a vanity drawer unit and a large shower cubicle with chrome shower. There are ceramic tiles to the floor and a PVCu privacy window to the side aspect. Additionally there is a wall mirror, a chrome towel rail and an extractor fan.

### Bedroom Three
A spacious, double bedroom with a PVCu window to the rear elevation.

## Bedroom Four
A fourth double bedroom with a PVCu window to the rear elevation.

## House Bathroom
A stylish and contemporary fully tiled house bathroom with a WC, a wash basin set over a vanity drawer unit, a bath and a separate shower cubicle. There are ceramic tiles to the floor and a PVCu privacy window to the front aspect. The bathroom also benefits from an extractor fan, a wall mirror and a chrome towel rail.

## Exterior
To the front of the property there is a large block paved driveway with parking for up to two cars and a pleasant, well manicured lawn.

## Garden Room
This fabulous garden room provides an additional living space, currently utilised as a home office. Accessed via a PVCu sliding door and with electric heating and an additional PVCu window to the front wall, this space can be used all year around and has been tastefully decorated and styled.

## 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.

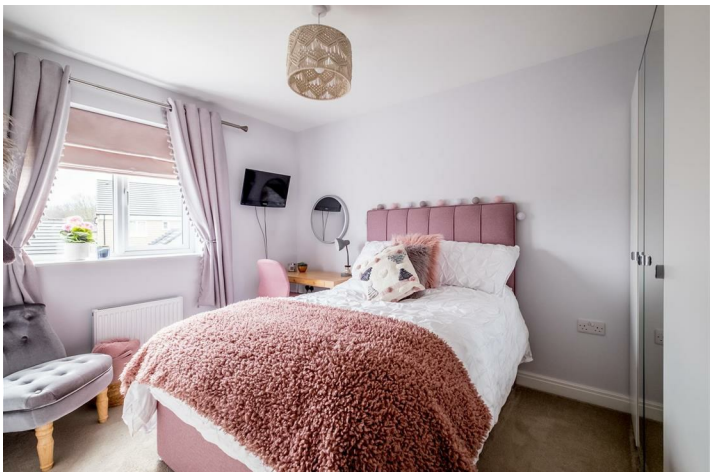
## Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

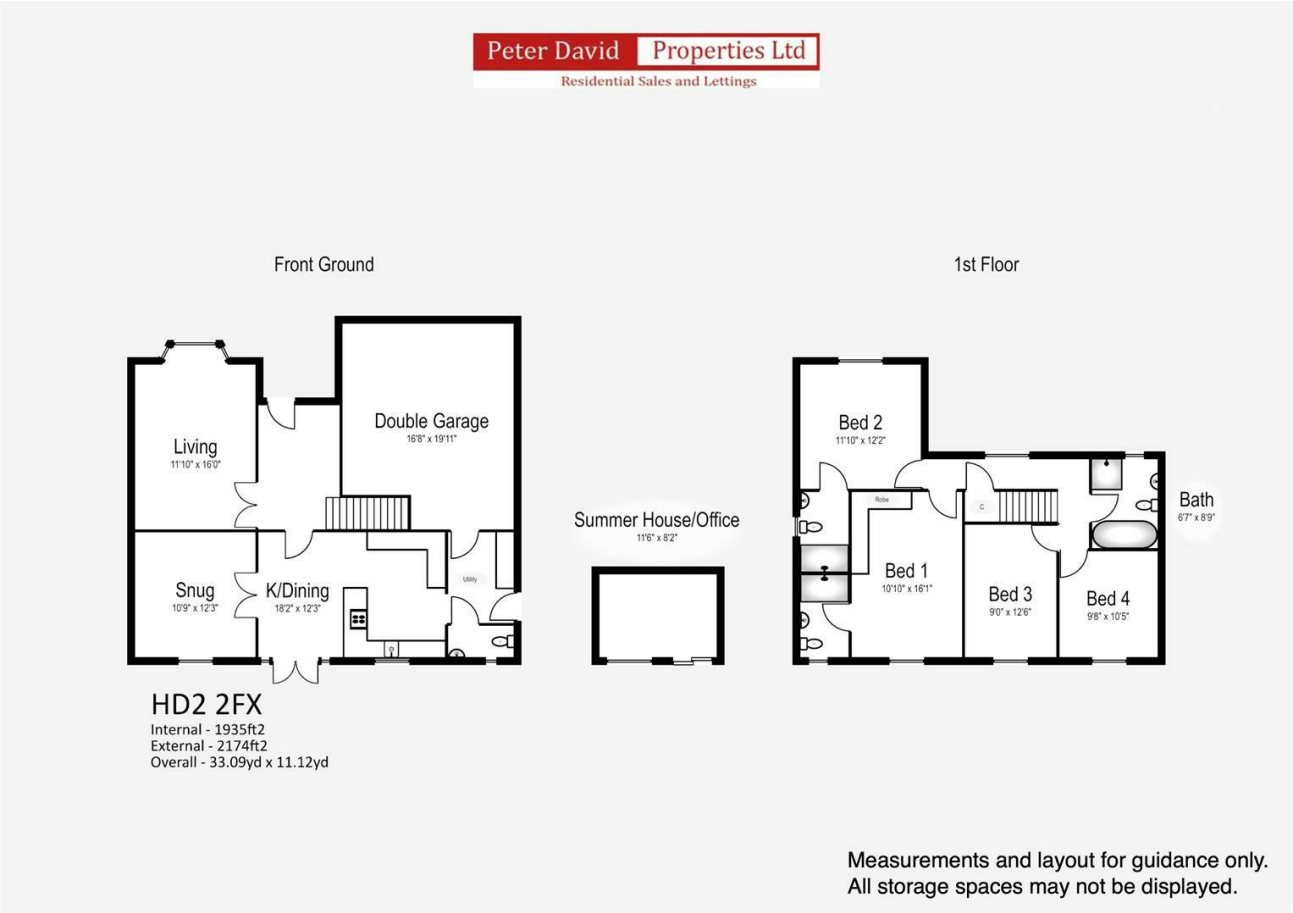


## Road Map

## Hybrid Map

## Terrain Map

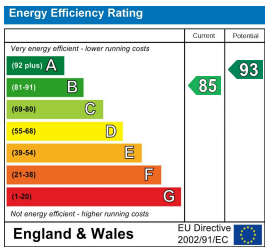
## Floor Plan

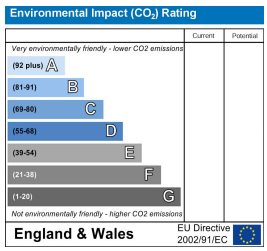



## Viewing

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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