

Peter David

Properties Ltd

Residential Sales and Lettings



30 Goldington Drive

Oakes, Huddersfield, HD3 3PS

Price guide £239,950



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Ground Floor-

Entrance Porch

A useful PVCu porch with plenty of storage and privacy windows.

Hallway

Access the property through the porch via a solid wood and glass door into the hallway. Providing access to the kitchen and lounge with stairs rising to first floor accommodation.

Kitchen/Diner

A modern, open plan kitchen/diner with matching wall and base units, tiled splash-backs, laminated work surfaces and wood effect laminate flooring. Integrated appliances comprise of: an electric oven, an electric hob, an extractor fan and stainless steel sink and drainer. Additionally there is space for two further free standing appliances. There is large dining area with feature fireplace and gas fire. Allowing plenty of natural light through PVCu patio doors to the rear and PVCu window to the side aspect. This room is an ideal family room with a great open aspect feel.

Living Room

Leading off the kitchen diner this open aspect yet cosy living room has inset fireplace and stove effect electric fire. Featuring a large PVCu bay window to the front aspect.

Ground Floor Bedroom/Office

A ground floor bedroom or second reception room which could be used for a variety of purposes (snug, playroom, office) PVCu window to front aspect.

Utility

A spacious utility room with matching wall and base units, laminate work surface, tiled splash-back and wood effect laminate flooring. There is an inset stainless steel sink and drainer and plumbing for washing machine. There is also one space for a free standing appliance. PVCu door and window to rear of the property.

Downstairs WC

A useful downstairs WC comprising: WC and hand basin. Featuring wood laminate flooring and PVCu window to side aspect.

First Floor -

Landing

Providing access to all first floor accommodation.

Master Bedroom

A double bedroom with built in wardrobes and access to a fully boarded loft which could be used to a variety of purposes. PVCu window to front elevation.

Attic room

Leading from bedroom two there is a loft ladder with access into a fully boarded and renovated loft with Velux window.

Bedroom Two

A second double bedroom with built in wardrobes. PVCu window to rear elevation.

Bedroom Three

A large dual aspect double bedroom which runs the full width of the house. PVCu windows to front and rear elevation.

Bedroom Four

A fourth double bedroom with PVCu window to rear elevation

House Bathroom

A fully tiled modern house bathroom with three piece suite comprising: WC, semi pedestal wash basin, bath with overhead shower and glass screen. Benefiting from a chrome towel rail and PVCu privacy window to front elevation.

Exterior

Externally the property benefits from a tarmac driveway to

the front with parking for up to two cars and to the rear of the property there is a large enclosed garden with grassed area, two patios, a shed and an abundance of mature shrubs.

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



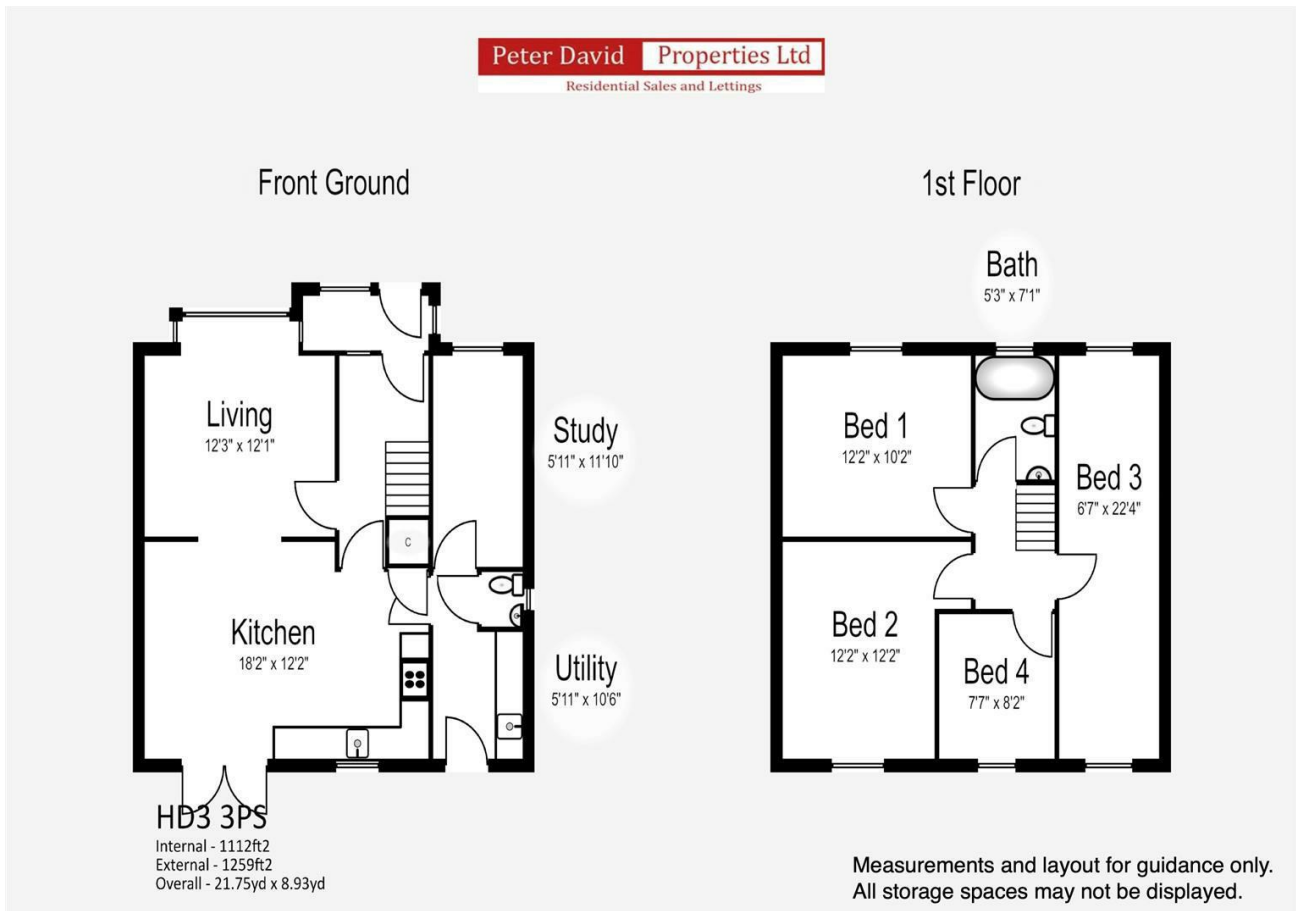
Hybrid Map



Terrain Map



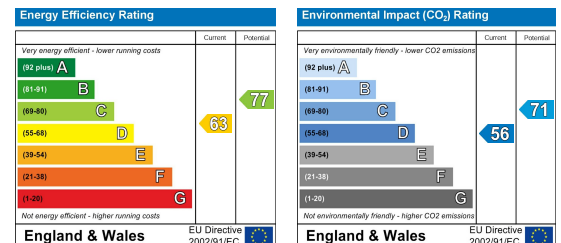
Floor Plan



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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