Peter David Properties Ltd

Residential Sales and Lettings

39 Deer Croft Crescent

Oakes, Huddersfield, HD3 3SG

Offers in the region of £300,000

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Entrance Porch
Access this useful porch via a PVCu door with vinyl flooring. A solid wood door leads into the hallway.

Hallway
A spacious hallway with laminate flooring and understairs storage. Access to the living room and kitchen. Carpeted stairs rise to the first floor accommodation.

Kitchen
To the rear of the property is the kitchen having hi-gloss matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of a NEW electric oven, a NEW electric hob, an extractor and a stainless steel sink and drainer under a PVCu window overlooking the rear garden. There are four free standing spaces for appliances, one with plumbing for a dishwasher and one with plumbing for a washing machine. There is a PVCu door to the side access.

Open Plan Living/Dining Room
A spacious living dining room. The living room to the front of the property has a PVCu bay window providing plenty of natural light. An electric flame fire on a marble hearth with a marble surround provides an attractive focal point. Double wood and glass doors lead through to the dining area with laminate flooring, access to the kitchen and PVCu patio door to the conservatory.

Conservatory
To the rear of the property is the conservatory with vinyl flooring and PVCu window to two side. PVCu patio doors lead out to the rear garden.

Landing
A spacious carpeted landing with access to all bedrooms and bathrooms. Benefiting from a boarded loft with ladder and electrics.

Bedroom One
To the rear is this double bedroom with fitted wardrobes across one wall. PVCu window to rear elevation.

Bedroom Two
To the front is a second double bedroom with splendid views across to Blackmoor Foot. PVCu window to front elevation

Bedroom Three
A third double bedroom again with splendid views. PVCu window to front aspect.

Bedroom Four
A spacious single bedroom with PVCu window to front elevation.

Bathroom
A partially tiled house bathroom with vinyl flooring. Comprising of: WC, corner sink unit, and a bath with overhead shower and glass screen. PVCu privacy window to rear.

Shower Room
A fully tiled shower room with vinyl flooring. Comprising of WC, wash basin and corner electric shower unit with glass sliding doors. PVCu privacy window to rear elevation.

Exterior
To the rear of the property is a private and enclosed garden with decorative block paved patio area and

steps leading up to a raised lawn with herbaceous borders. Access to the garage provides extra storage space. To the front is a further lawn again with herbaceous borders and a tarmac driveway with off-road parking for two cars.

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

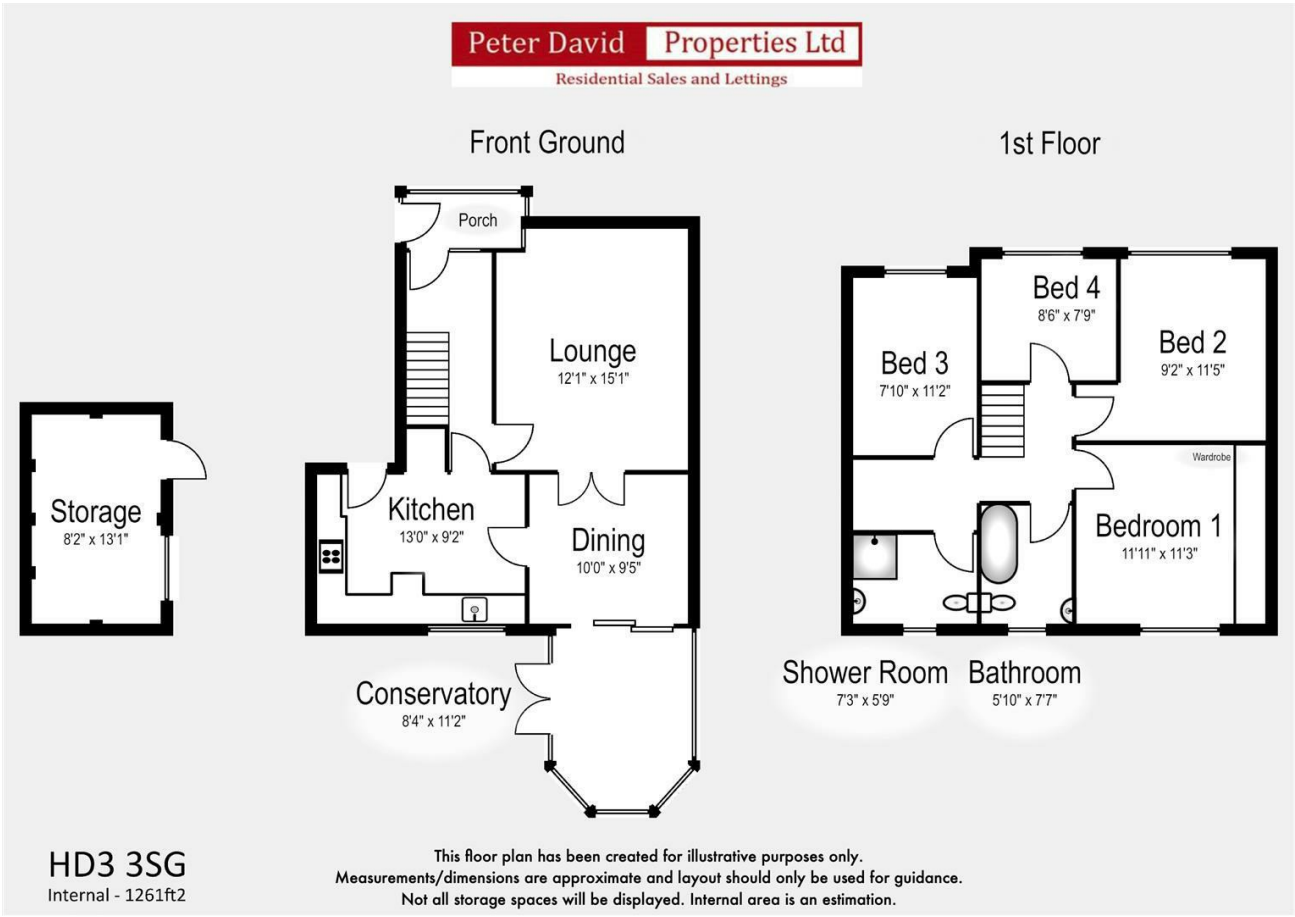
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

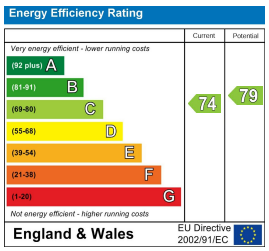
Floor Plan

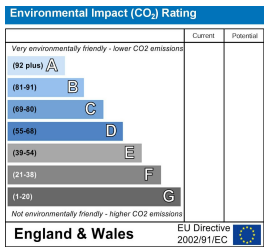


Viewing

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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