Peter David Properties Ltd

Residential Sales and Lettings

73 Crosland Road

Oakes, Huddersfield, HD3 3PG

Offers in the region of £290,000

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* IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY * SOUGHT AFTER LOCATION OF OAKES * MANY ORIGINAL FEATURES * SUPERB EXTENDED KITCHEN/ORANGERY * ALARM * PRIVATE AND ENCLOSED REAR GARDEN * OFF-ROAD PARKING FOR FOUR CARS *

Peter David Properties are excited to present to the open market this IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY in the sought after location of OAKES. Decorated to a high standard throughout, this property offers everything required to suit modern family life. Benefiting from many ORIGINAL FEATURES, a superb KITCHEN/ORANGERY, an ALARM and off-road parking for FOUR cars.

The property briefly comprises of: an entrance hallway, a living room, an extended kitchen/orangery, a utility, and a ground floor WC. To the first floor there are TWO DOUBLE BEDROOMS, a SPACIOUS single bedroom and a characterful house bathroom. Double glazing and gas central heating throughout.

To the rear of the property is a private and enclosed garden. A decked patio area accessed from the Orangery provides a perfect spot for entertaining. Steps lead up to the lawn with herbaceous borders and a further paved patio area. There is further garage at the top of the garden, ideal for storage. To the front of the property is a decorative gravelled area again with herbaceous borders and a block paved driveway (off-road parking for four cars) leading to a single detached garage.

Viewing is highly recommended.

Entrance Hallway

Access via a solid wood door into the entrance hallway with parquet flooring. There is an under stairs storage cupboard which benefits from plumbing for a washing machine and further storage. Carpeted stairs rise to the first floor accommodation.

Living Room

To the front of the property is this cosy living room and taking pride of place is a feature gas fire sitting on a granite hearth with wood surround. Benefiting from the original coving and PVCu bay window providing plenty of natural light.

Kitchen/Orangery

The hub of the house is this kitchen/orangey. Having matching wall and base units, solid wood flooring, granite worksurfaces and a feature inset for housing a Range cooker. An island takes centre stage with further storage underneath. The solid wood flooring flows through into this feature orangery, which is currently used as a dining/seating area. The Orangery has created additional living space ideal for family life and benefiting from floor to ceiling PVCu patio doors to the rear aspect creating an ideal space for entertaining guests.

Utility

A useful utility with base units and granite work surfaces housing an integrated dishwasher. There are two free standing spaces for a fridge and a freezer and further storage cupboards. A solid wood door leads out to the side entrance. Access to the groundfloor WC.

Ground floor WC

A useful ground floor WC again with solid wood flooring. Comprising of: a WC, a corner wash basin with tiled splashback and touch open storage cupboards. PVCu privacy window to rear.

Landing

Carpeted stairs rise to the first floor accommodation. Access to bedrooms, house bathroom and partially boarded loft. PVCu privacy window to side elevation.

Bedroom One

To the front of the property is this double bedroom with a neutral carpet and hi-spec fitted wardrobes. PVCu window to front aspect.

Bedroom Two

To the rear is a further double bedroom with fitted wardrobes and PVCu window overlooking the rear garden.

Bedroom Three
A spacious single bedroom with fitted wardrobes and PVCu window to front elevation.

House Bathroom
A characterful partially tiled bathroom with original solid wood flooring and wood panelling. Comprising of: WC, a wash basin, a bath with an over head electric shower and glass screen. Two PVCu windows to side elevation.

Exterior
To the front of the property is a decorative gravelled garden with herbaceous borders. A block paved driveway (off-road parking for fours cars) leads to a singe detached garage.

To the rear of the property is a private and enclosed garden with a decked patio area. Steps lead up to the lawn and herbaceous borders and a further paved patio area. A further out building to the top of the garden provides plenty of storage.

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.

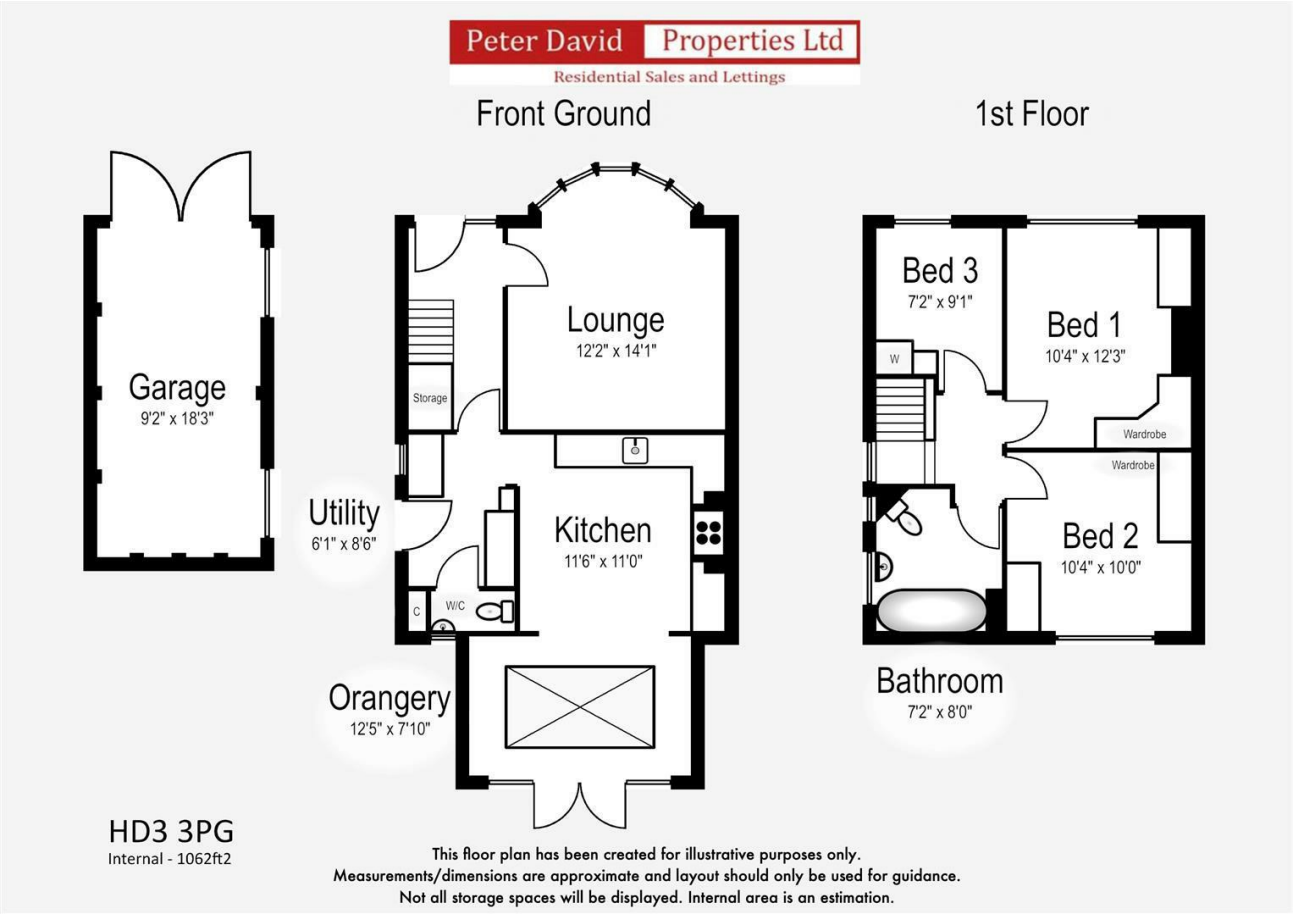
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

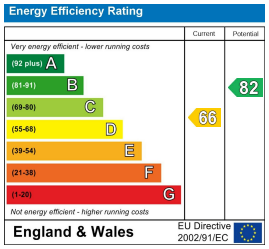
Floor Plan

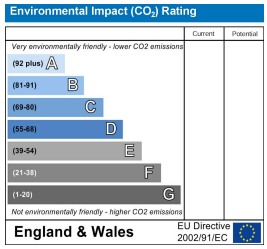


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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