

Peter David

Properties Ltd

Residential Sales and Lettings



13 Goldington Drive

Oakes, Huddersfield, HD3 3PT

£775 Per month



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Ground Floor -

Entrance Hallway

Accessed via a PVCu door with window to side. Stairs rising to first floor accommodation.

Kitchen/Diner

This kitchen/diner has matching wall and base units, laminate work surfaces, partially tiled splashbacks and wood effect laminate flooring. Integrated appliances comprise of: an electric oven, an electric hob, a and a stainless steel sink and drainer. There is room for three free standing appliances and ample space for a dining table. PVCu patio doors to the rear of the property lead into the garden. PVCu window to rear aspect.

Living Room

Through an archway is the living room with a large PVCu bay window to the front aspect.

First Floor -

Landing

Providing access to all bedrooms and bathroom. PVCu window to side elevation.

Master Bedroom

A spacious double bedroom with mirrored fitted wardrobes. PVCu window to front elevation.

Bedroom Two

A further spacious double bedroom with PVCu window to rear elevation.

Bedroom Three

A single bedroom with PVCu window to front elevation.

House Bathroom

A fully tiled house bathroom comprising: a WC, a hand basin, a corner bath with overhead shower and glass screen. PVCu window to rear.

Outside Utility

The utility has matching wall and base units, laminate work surfaces and tiled flooring. There is room for one free standing appliance.

Exterior

Externally the property benefits from gardens to both the front and rear. Set on a corner plot with a driveway (providing parking for up to four cars) there is potential to extend this property (subject to planning permissions) To the side there is a single garage with a utility.

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



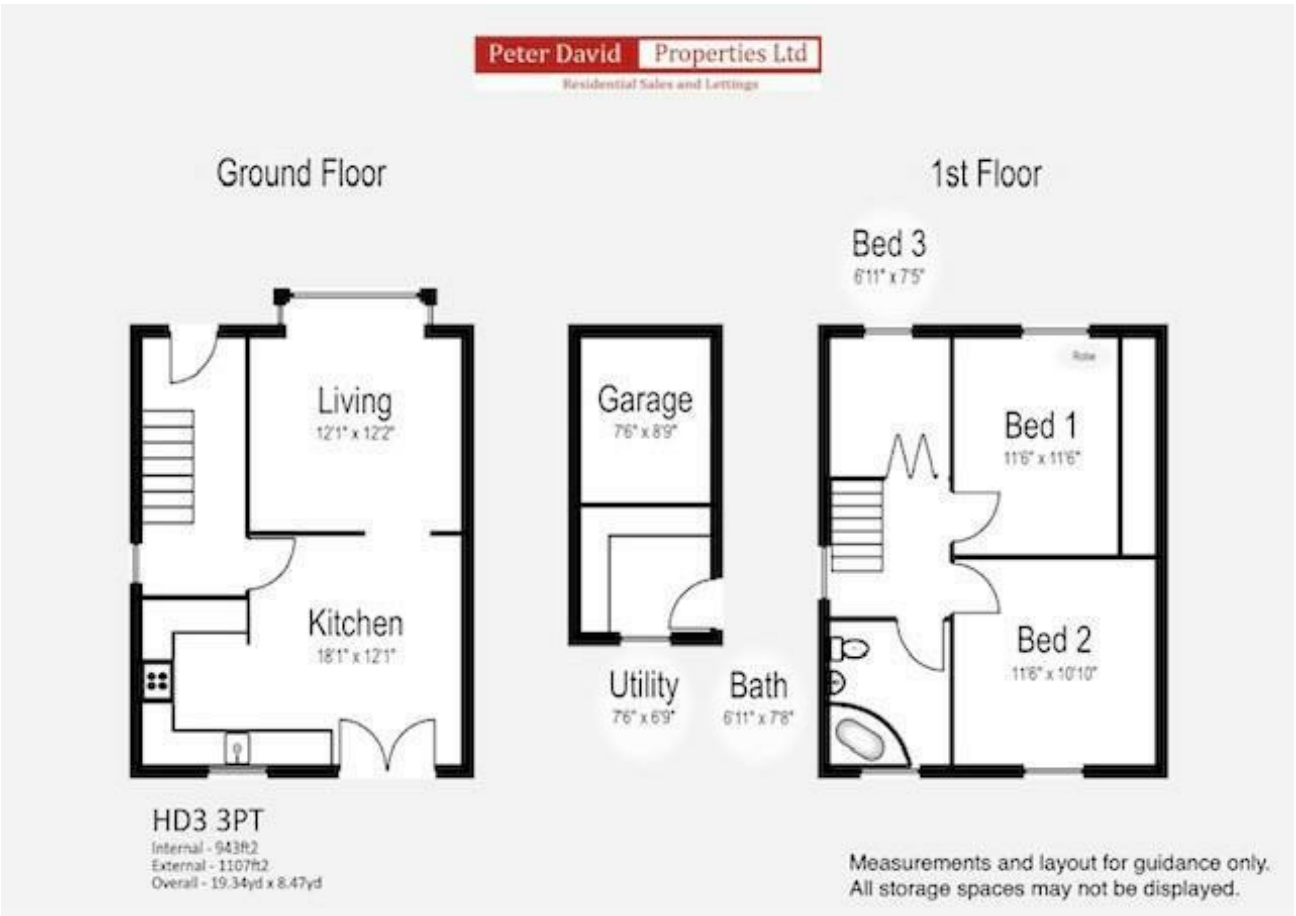
Hybrid Map



Terrain Map



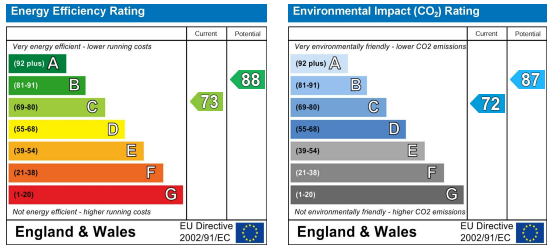
Floor Plan



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