

Peter David

Properties Ltd

Residential Sales and Lettings



28 Tanyard Road

Oakes, Huddersfield, HD3 4YW

Asking price £245,000



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*** AN INDIVIDUAL AND CHARACTERFUL COTTAGE * TWO BEDROOMS * LARGE REAR GARDEN * CLOSE TO LINDLEY VILLAGE * SPLENDID VIEWS ***

Peter David Properties are excited to present to the open market this **CHARMING AND CHARACTERFUL TWO BEDROOM COTTAGE** in the **POPULAR RESIDENTIAL AREA OF OAKES**.

This beautiful cottage has been well cared for and maintained by the current owners, the property offers an abundance of original features from exposed beams, an **INGLENOOK** feature fireplace and has recently had the garage fully re-wired and the roof ridge tiles re-pointed.

The property provides accommodation across two floors and briefly comprises; an entrance vestibule, a living room with an **INGLENOOK FIREPLACE AND WOOD BURNER**, a kitchen/diner, two double bedrooms, and a bathroom.

To the rear of the property is a large private and enclosed garden with off road parking for two cars, a garage with a roof top patio and a tiered garden with a further patio area. The ginnel to the side aspect of the property offers vehicular access to the rear yard (the timber fence has a gate accessible for vehicles). To the front there are splendid views and a gravelled area.

Located only a short drive from Lindley village and all of the amenities within, it is a perfect spot! The M62 network is within close proximity, providing access to the nearby cities of Leeds, Halifax and Manchester. Excellent primary and secondary schools are also easily accessible.

Book your viewing today!

Entrance Vestibule

Access this charming cottage via a PVCu door into a useful

vestibule with tiled flooring. A solid wood latch door leads into the living room.

Living Room

A cosy yet spacious living room with solid oak flooring, feature stone wall and a large inglenook fireplace with characterful wood burning stove taking pride of place. Benefiting from a large walk in storage cupboard, beams and two PVCu windows with wooden shutters providing plenty of natural light. An open staircase rises to the first floor accommodation. Access to the kitchen/diner.

Kitchen/Diner

The kitchen is to the rear of the property and has terracotta tiled flooring and characterful beams. Comprising of wood base units with an integrated Belfast sink, laminate worksurfaces and tiled splashbacks. There is a large Belling range with a seven ring gas hob (at an additional cost), two free standing spaces for appliances, one with plumbing for a washing machine and ample space for a dining table. Two PVCu windows, one to the rear and one to the side.

Landing

Open stairs rise from the living room to the first floor with laminate flooring flowing throughout the rooms.

Bedroom One

A large double bedroom with feature stone wall and beams. Twin PVCu windows to front aspect which provides far reaching splendid views.

Bedroom Two

A large double bedroom with fitted mirrored sliding wardrobes. PVCu window to front aspect.

Bathroom

A partially tiled bathroom with laminate flooring. Comprising of: WC, a wash basin and a free standing claw foot bath with overhead shower and hand held shower

attachment. Benefiting from a chrome towel rail and PVCu privacy window to rear elevation.

Exterior

To the rear of the property is a large private and enclosed garden with a stone flagged parking area (for two cars) leading to a single detached garage with new electrics and lighting. Steps rise to a roof top patio area and a grassed area with a further stone paved patio area. There are raised beds with mature shrubs and herbaceous borders. To the front is a gravelled area.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



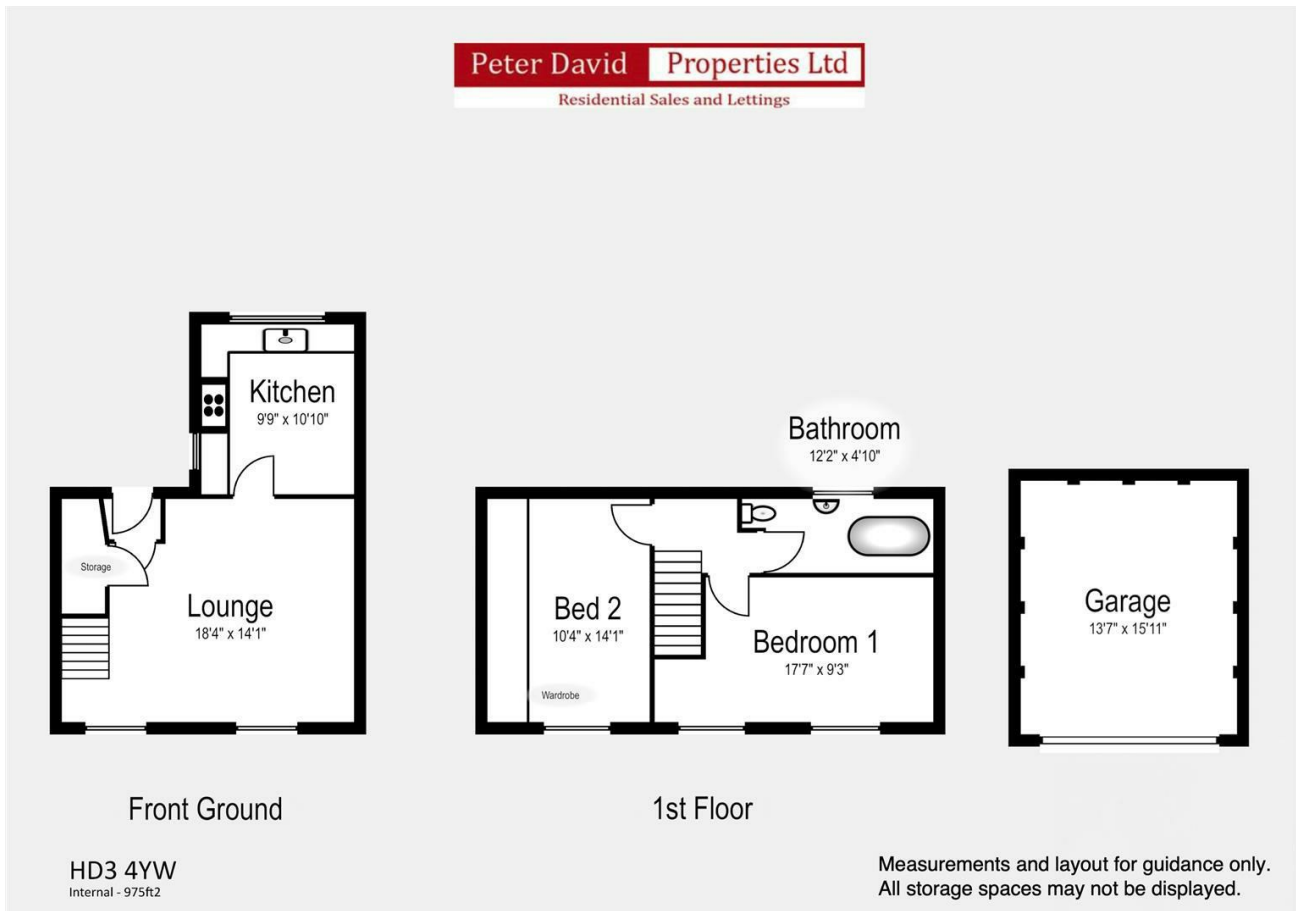
Hybrid Map



Terrain Map



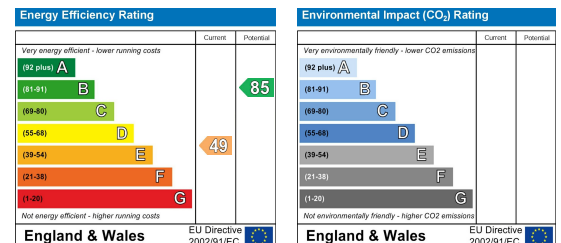
Floor Plan



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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