

Peter David

Properties Ltd

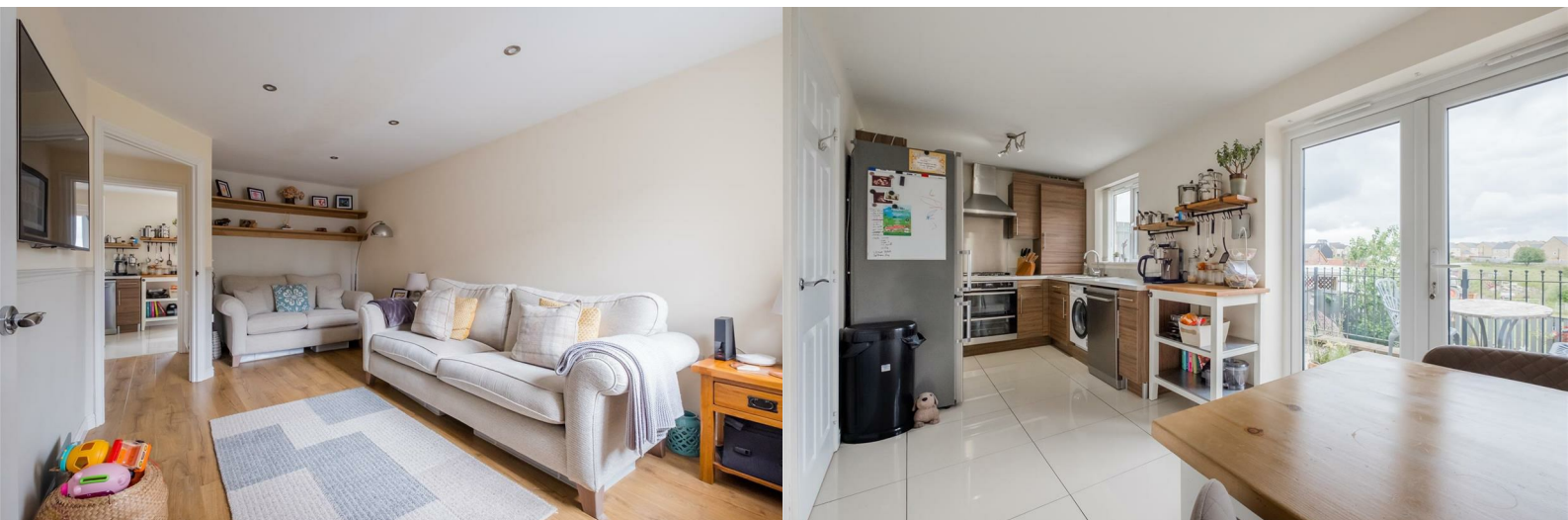
Residential Sales and Lettings



17 Jericho Way

Oakes, Huddersfield, HD3 3WZ

Offers in the region of £300,000



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Ground Floor -

Entrance Hallway

Enter the property via a PVCu front door into the entrance hallway. Access to the living room.

Living Room

A well appointed living room adorned with wood effect laminate flooring. There is a PVCu window to the front aspect flooding the space with natural light. Access to the hallway, that provides access to the kitchen/dining room, ground floor WC, the integral garage, and stairs rise to the first floor accommodation.

Open Plan Kitchen/Dining Room

To the rear of the property is the kitchen/diner with hi-gloss tiled flooring, wood effect matching wall and base units and laminate work surfaces. Integrated appliances comprise of: a 1.5 stainless steel sink and drainer, electric oven and grill, a gas hob and an an extractor fan. There is additional spaces for three appliances including a washing machine, a dishwasher and a fridge/freezer. There is ample space for a family dining table and PVCu patio doors lead out to the rear garden.

Ground Floor WC

A useful WC comprising of a WC and a wash basin with a tiled splash back.

First Floor -

Landing

Grey carpeted stairs rise to the first floor landing, providing access to all the bedrooms and the house bathroom.

Master Bedroom

To the front of the property is a spacious double bedroom with twin PVCu windows to front aspect providing plenty of natural light. Access to en-suite.

En-Suite

A partially tiled en-suite with vinyl flooring. Comprising of: a WC, a wash basin and a corner shower cubicle with a glass screen. PVCu privacy window to the front elevation.

Bedroom Two

To the rear of the property is a second double bedroom with PVCu window to rear elevation.

Bedroom Three

A further double bedroom with PVCu window to rear elevation.

House Bathroom

A partially tiled house bathroom with vinyl flooring. Comprising of: a WC, a wash basin and bath with a handheld shower unit. PVCu privacy window to side elevation.

Exterior

To the rear is a tiered garden featuring a paved patio and a lawn, perfect for outdoor activities and relaxation. At the front, the tarmac driveway provides parking for two cars and leads to an integral garage with electrics and an up-and-over door, complemented by an EV charger.

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



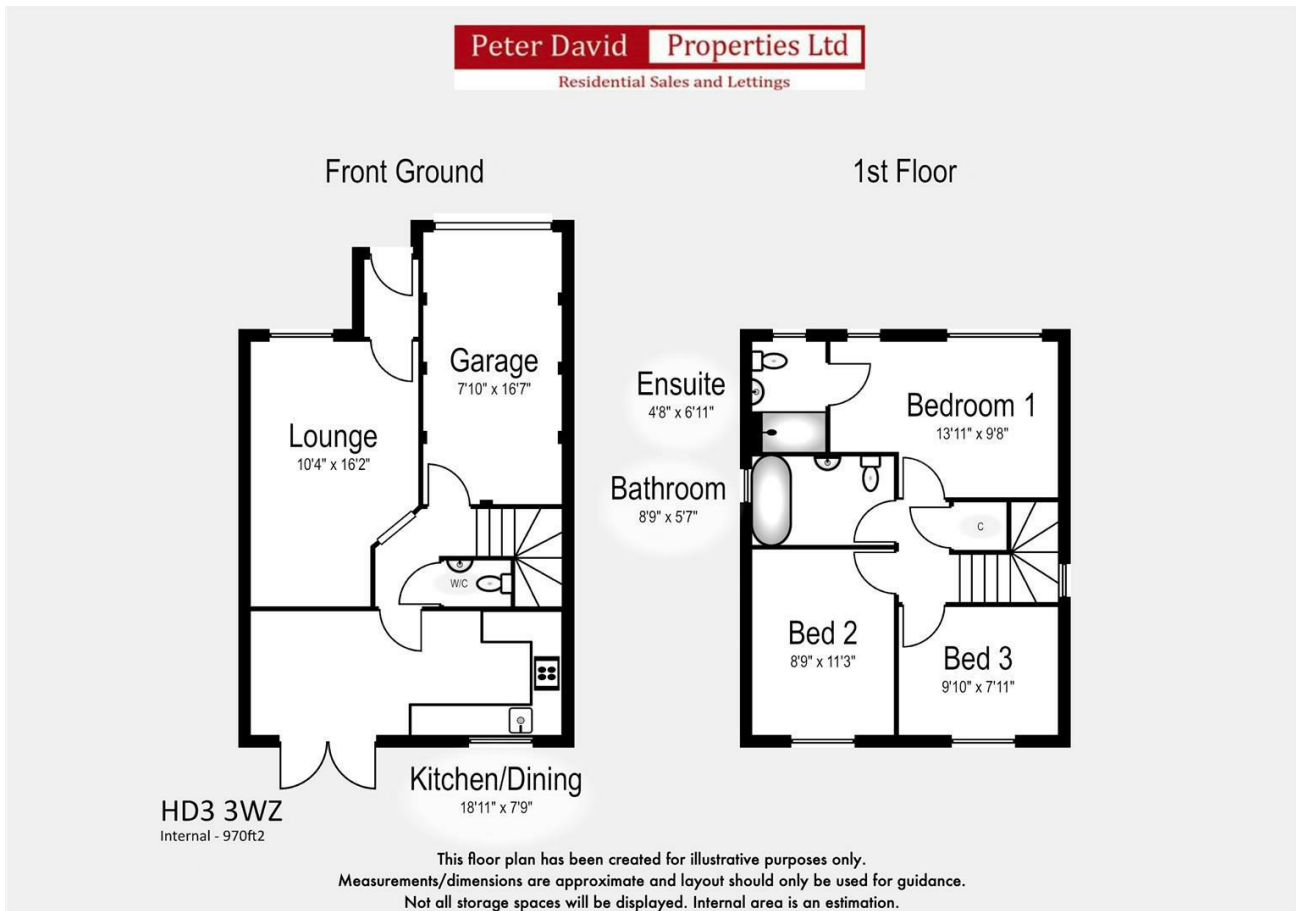
Hybrid Map



Terrain Map



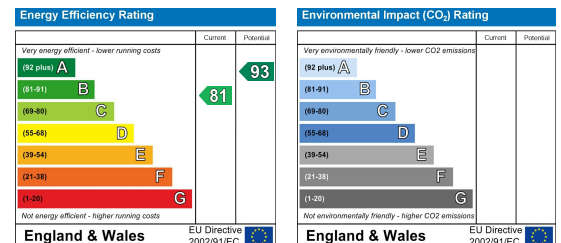
Floor Plan



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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