

Peter David

Properties Ltd

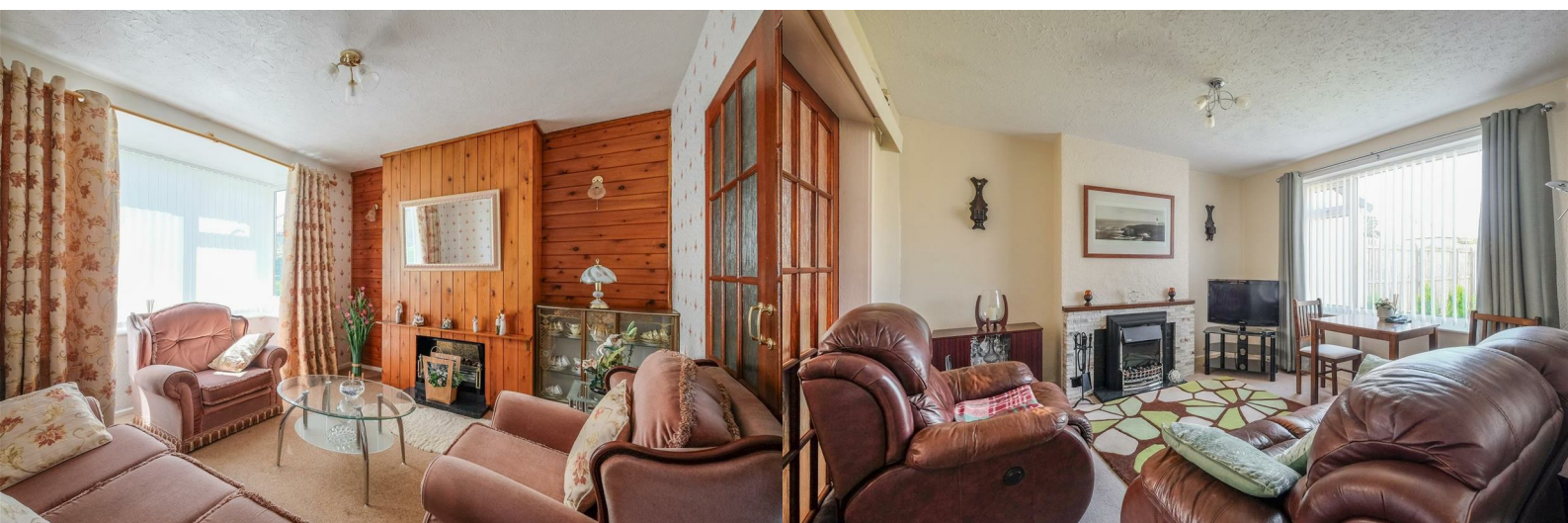
Residential Sales and Lettings



1 Ryndleside

Oakes, Huddersfield, HD3 3QE

Offers in the region of £240,000



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Entrance Hallway

Access the property via a PVCu door with a PVCu privacy window to the front aspect. Access to all of ground floor rooms and carpeted stairs rise to first floor accommodation.

Kitchen

A galley kitchen with laminate flooring, matching wood effect wall and base units and white tiled splashbacks. There are free standing spaces for two appliances, one with plumbing for a washing machine. A stainless steel sink sits beneath a PVCu window overlooking the rear garden. There is a PVCu door to the side of the property.

Living Room

To the front of the property is the living room which has a large PVCu bay window providing plenty of natural light. An inset electric fireplace with surround makes for a focal point. Glass double doors lead through to the dining room.

Dining Room/Second Reception

A good sized second reception room ideal for dining. There is an electric fireplace with a laminate hearth and a PVCu window overlooks the rear garden.

Landing

Carpeted stairs rise to first floor accommodation. Access to all first floor rooms and a PVCu window to the side aspect.

Bedroom One

A spacious double bedroom with fitted wardrobes across one wall. A PVCu window to the front aspect.

Bedroom Two

A second spacious bedroom with a single fitted wardrobe. PVCu window to the rear aspect.

Bedroom Three

A single bedroom with a PVCu window to the rear.

Bathroom

A good size house bathroom with laminate flooring, a WC, wash basin, and walk in overhead shower. A PVCu window to the front aspect.

Exterior

To the front of the property is a spacious garden with herbaceous borders. There is a tarmac driveway leading to a single detached garage with an up and over door. A tarmac path surrounding the property. To the rear of the property is an enclosed spacious garden that gets plenty of sunlight. There is the potential to extend (STPP) to the side and rear of the property.

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



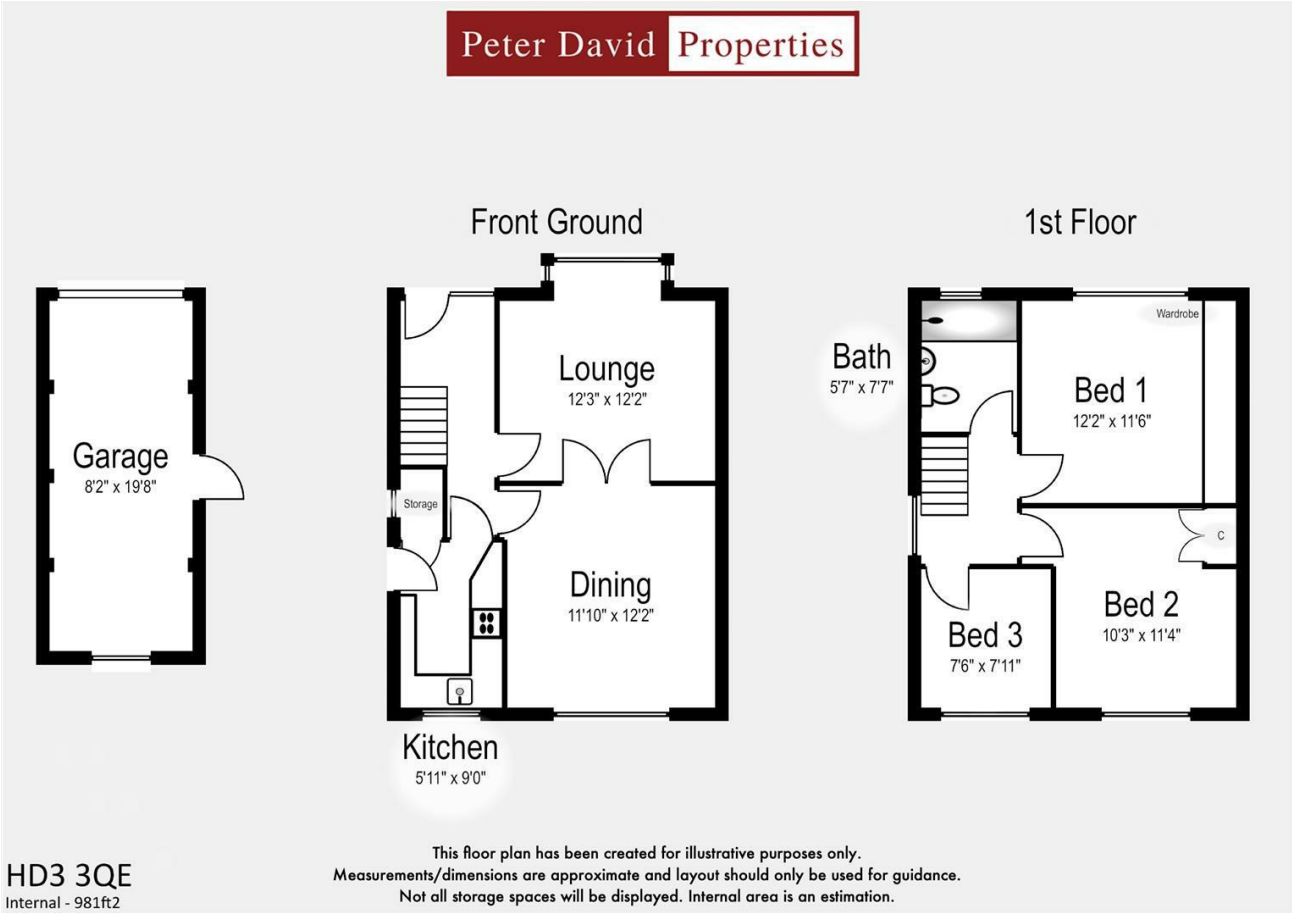
Hybrid Map



Terrain Map



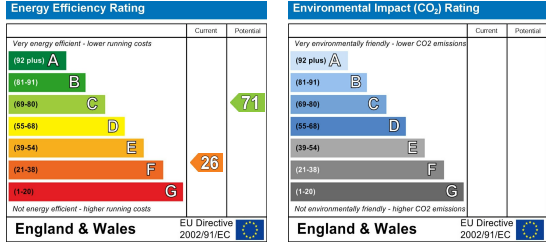
Floor Plan



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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