

Peter David

Properties Ltd

Residential Sales and Lettings



4 Oaklands Crescent

Birchencliffe, Huddersfield, HD2 2FX

Offers in the region of £695,000



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Entrance Hallway

Enter the property through a contemporary composite door with privacy glass side panels into a bright and welcoming hallway. Carpeted stairs rise to the first floor accommodation, with wood effect laminate flooring extending into the kitchen/diner. Double glass doors open into the living room, complemented by a useful understairs storage cupboard.

Living Room

This modern and well-appointed living room features a large PVCu bay window to the front aspect, along with an additional side window allowing an abundance of natural light to fill the space. A soft light beige carpet complements the neutral décor while a gas fire forms an attractive focal point, set on a bespoke limestone fireplace.

Open Plan Kitchen/Diner/Family Room

The hub of the home is this fabulous kitchen/diner with high specification units and provides a perfect space to entertain guests. The kitchen features white high gloss matching wall and base units, white granite work surfaces and a sunken sink positioned in front of a large PVCu window overlooking the rear garden. Integrated appliances comprise of; a eye level double oven, a five ring induction hob, an extractor fan, a dishwasher and a fridge freezer. There is a large dining space with an additional living area benefitting from a high spec media wall and laminate flooring. There are two sets of PVCu French doors leading out into the rear garden. Access to the utility room.

Utility

A practical utility room fitted with white high gloss matching wall and base units and plumbing for a

washing machine. A PVCu door provides access to the rear garden, with internal access through to the garage.

Ground Floor WC

A modern partially tiled ground floor WC with hand basin and tiled flooring. PVCu privacy window to the side aspect.

Landing

A galleried landing space which is bright and spacious with a PVCu window to the front aspect. The landing provides access to all bedrooms and the house bathroom. There is also a storage cupboard housing the water tank. Neutral carpet runs throughout the first floor accommodation.

Master Bedroom

An impressive master bedroom offering a generous dressing area with fitted sliding mirrored wardrobes and a contemporary en-suite. A PVCu window to the rear elevation provides ample natural light.

En Suite

A partially tiled luxurious en-suite shower room with a WC, a wash basin and shower cubicle. Benefitting from a chrome towel rail and a PVCu privacy window to the side aspect.

Bedroom Two

A well-proportioned double bedroom located to the front of the property, featuring a PVCu window and access to a Jack and Jill shower room

Bedroom Three

A double bedroom situated at the rear of the property with a PVCu window overlooking the rear garden. There is access to the Jack and Jill shower room.

Jack and Jill Bathroom

A fully tiled shower room fitted with a WC, wash hand basin and a generous shower cubicle. Natural light is provided via a PVCu obscured window to the side aspect.

Bedroom Four

A double bedroom with two PVCu windows to the front aspect.

Bedroom Five

A double bedroom with a PVCu window to the rear.

Bedroom Six / Office

A double bedroom / office space with a PVCu window to the front elevation.

House Bathroom

A stylish and contemporary fully tiled house bathroom comprising of; a WC, a hand basin, a bath and a separate corner shower. There is a PVCu privacy window to the rear aspect.

Exterior

Set on a large plot, this property has the largest garden on the development. To the front of the property there is a large block paved driveway with parking for

up to three cars and a lawn. To the rear of the property there is a large private and enclosed garden with a lawn leading down to a patio area.

Mortgages

Disclaimer



Road Map



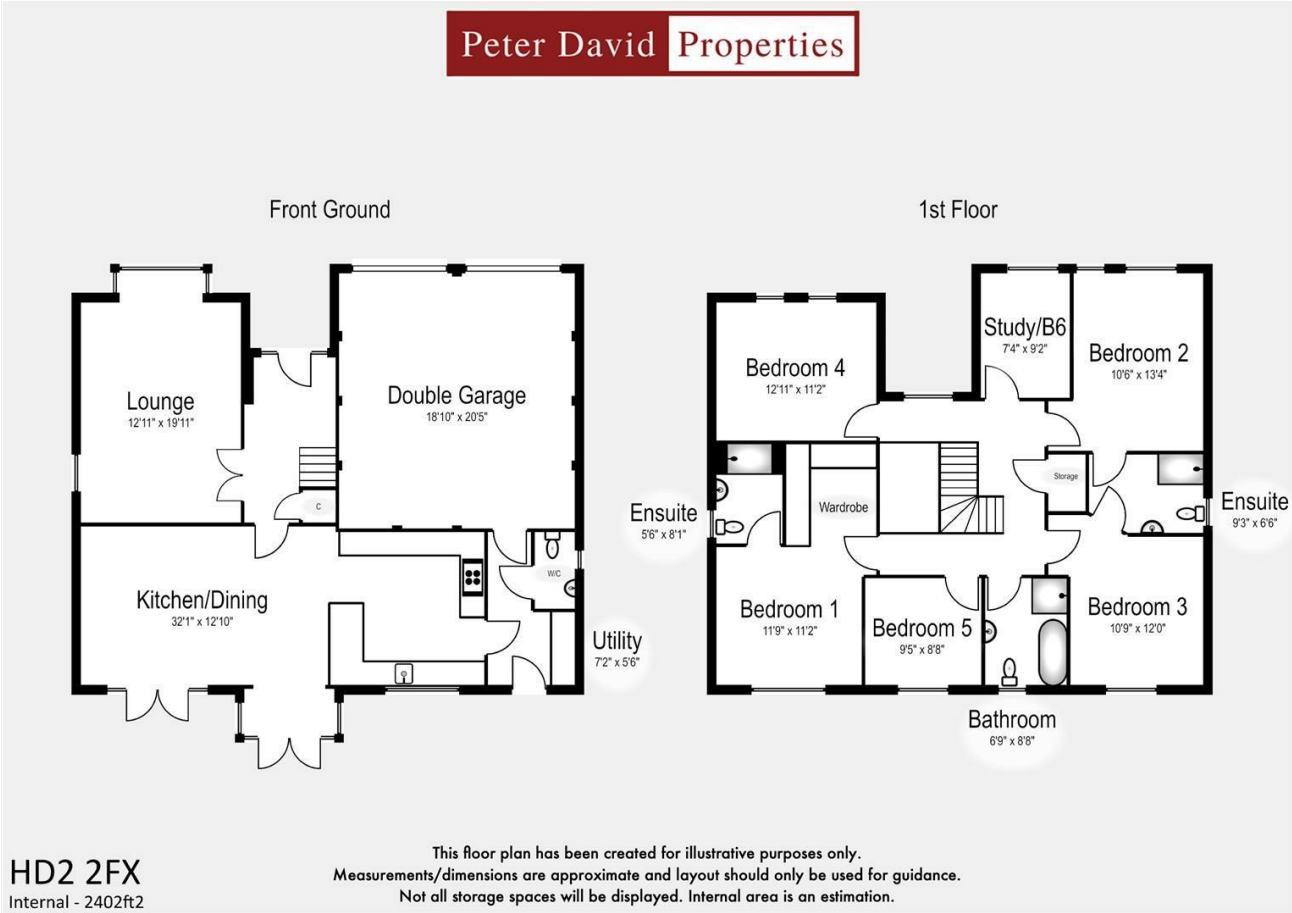
Hybrid Map



Terrain Map



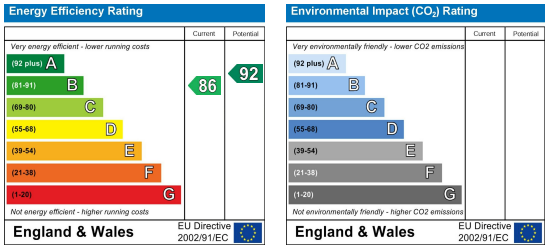
Floor Plan



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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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