

Peter David

Properties Ltd

Residential Sales and Lettings



7 Oakroyd Close

, HD6 4BP

Offers Around £299,950



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Brighouse, HD6 4BP

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Peter David Properties are delighted to present to market this four bedroom detached property, situated on a quiet cul-de-sac near Brighouse town centre. The property briefly comprises: a spacious lounge/ dining area, a kitchen, utility room and downstairs bathroom. To the first floor, the property has three double bedrooms, a single bedroom, a house bathroom and an en-suite. Externally, it benefits from off-road parking, a garage, an easy-to-maintain front garden and a private rear garden. This would make the perfect home for a family, and viewings are advised. Contact Peter David Properties today to arrange your viewing!

Lounge

23'2" x 12'3" (7.06 x 3.73)

A spacious lounge and dining area, with an electric fire set into a wooden fire place with a tiled back. Windows to the front and rear aspect, allowing lots of natural light.

Kitchen

9'9" x (2.97 x)

The kitchen comprises: grey wall and base units, a stainless steel sink and drainer, an integral gas hob and electric oven, and plumbing for a washing machine. Window to the rear aspect and access into the utility room.

Utility Room

4'11" x (1.50 x)

Utility space to the side of the kitchen with access to the side door and a downstairs bathroom.

Downstairs WC

4'8" x 4'0" (1.42 x 1.22)

Downstairs WC and hand basin and a window to the rear aspect.

Landing

11'11" x 3'0" (3.63 x 0.91)

Landing has access to the four bedrooms, house bathroom and a storage cupboard housing the water tank.

Master Bedroom

13'3" x 9'7" (4.04 x 2.92)

Master bedroom is a spacious double with an en-suite bathroom. Window to the front elevation.

En-Suite

5'7" x 5'5" (1.70 x 1.65)

The en-suite bathroom comprises: a WC, hand basin and a shower cubicle. Fully tiled walls and a window to the front elevation.

Bedroom Two

9'9" x 9'5" (2.97 x 2.87)

A double bedroom with a window to the rear elevation.

Bedroom Three

12'1" x 8'7" (3.68 x 2.62)

Double bedroom with a window to the front elevation.

Bedroom Four

8'4" x 8'2" (2.54 x 2.49)

Single bedroom with a window to the rear elevation.

House Bathroom

6'5" x 6'0" (1.96 x 1.83)

The house bathroom comprises: a WC, hand basin, bath, tiled walls and a window to the rear elevation.

Exterior

To the front the property benefits from a driveway to the garage and a gravelled garden, meaning off road parking for three cars. The rear garden, which can be accessed from both sides of the property, is a private lawned area.

Directions

For Satnav please use the postcode HD6 4BP

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

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



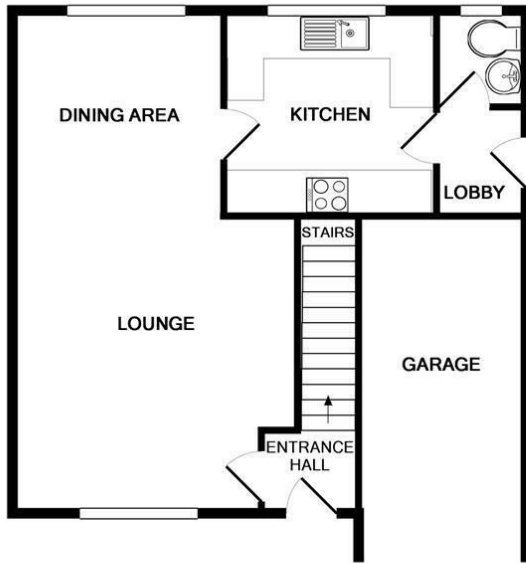
Hybrid Map



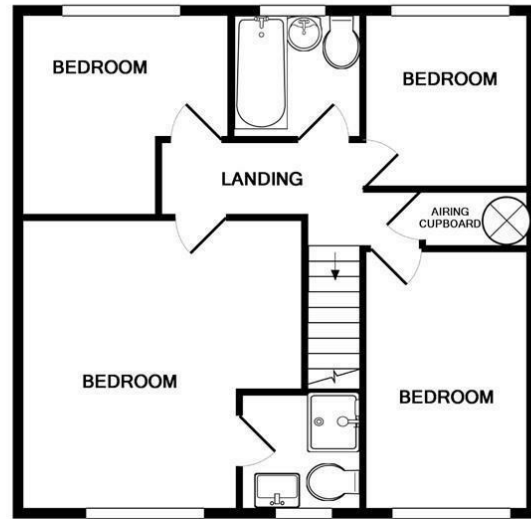
Terrain Map



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(53.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.3 SQ.M.)

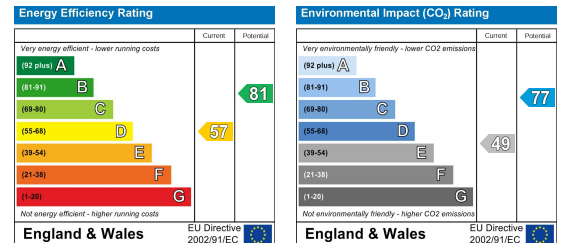
TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Please contact us on 01484 719191 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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