Peter David Properties Ltd

Residential Sales and Lettings

27 Hadrians Close

Salendine Nook, Huddersfield, HD3 3XZ

Offers in the region of £269,950

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Ground Floor -

Entrance Hallway
Enter the property via a PVCu door with a PVCu frosted window to the side into the spacious entrance hallway. Brand new grey carpet's flows throughout the ground floor accommodation into the living room, dining room and stairs rise to the first floor accommodation. There is also a useful under stairs storage cupboard providing ample storage space.

Living Room
A spacious living room with a gas fire on a wooden hearth and marble surround taking pride of place. A new grey carpet flows throughout and a PVCu bay window provides plenty of natural light. Access to the dining room through double wood and glass panelled doors.

Dining Room
To the rear of the property is the dining room with access to the conservatory through glass sliding doors.

Kitchen
A well appointed kitchen with laminate flooring comprising of: wood effect matching wall and base units, tiled splashbacks, laminate worksurfaces and a stainless steel sink and drainer. Integrated appliances comprise of: an electric oven, a gas hob and an extractor. There ae two free standing spaces for appliances, one with plumbing for a washing machine. A PVCu window to side aspect and double doors leading to the conservatory.

Conservatory
This conservatory is the full width of the property and has lovely views over the rear garden. Benefiting from a wooden floor and PVCu door to side and PVCu double doors to the rear.

First Floor -

Landing
New grey carpet flows up the stairs to the first floor. Access to all bedrooms and bathroom. PVCu window to side elevation.

Master Bedroom
A double bedroom with wood effect laminate flooring and fitted wardrobes. PVCu window to front elevation.

Second Bedroom
A second double bedroom with wood effect laminate flooring. PVCu window to rear elevation.

Third Bedroom
A single bedroom with a grey carpet. PVCu window to front elevation.

House Bathroom
A fully tiled house bathroom with laminate flooring. Comprising of WC, a wash basin and a bath with an overhead electric shower. PVCu privacy window to rear elevation.

Exterior
To the front of the property is a large lawn and a concrete and paved driveway (parking for three cars) leading to a single detached garage with an up and over door. To the rear of the property is an enclosed garden with both a lawn and a patio 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

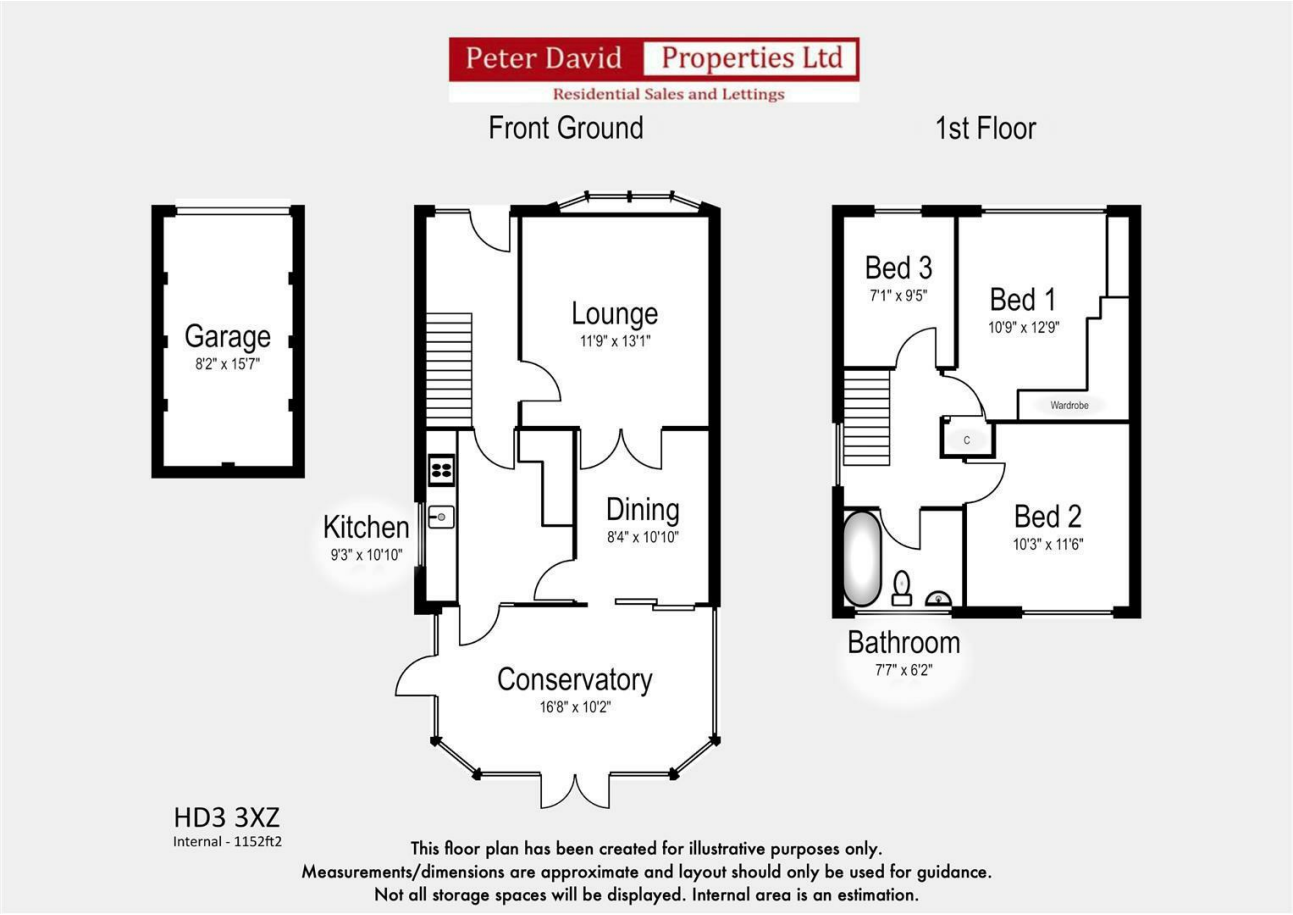
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

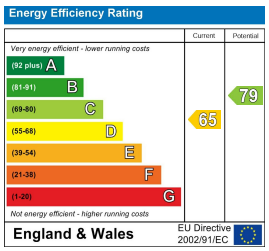
Floor Plan

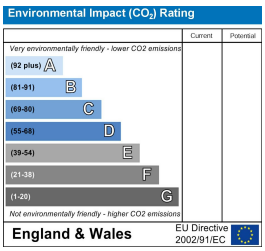


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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