

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 Heather Court

Salendine Nook, Huddersfield, HD3 3SP

Offers in the region of £169,950



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## Entrance Hallway

Enter the property via a PVCu front door with privacy glass and a privacy glass side panel into the hallway with laminate flooring. Access to the kitchen and living room and carpeted stairs rise to the first floor accommodation.

## Kitchen

A galley kitchen with vinyl flooring, matching wood effect wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob and a stainless steel sink and drainer under a PVCu window overlooking the front aspect. There are three free standing spaces for appliances, one with plumbing for a washing machine and two under counter appliances.

## Living Room

To the rear of the property is a spacious living room with Karndean flooring. A wall mounted flame effect gas fire makes an ideal focal point and there is ample space for a family dining table. A PVCu window overlooks the rear garden and a PVCu door leads out to the rear patio area..

## Landing

Carpeted stairs rise to the landing with access to all bedrooms and house bathroom. Benefiting from a large storage cupboard and a partially boarded loft.

## Bedroom One

To the rear is a double bedroom with laminate flooring and PVCu window overlooking the rear garden.

## Bedroom Two

To the front is a second double bedroom with laminate flooring and PVCu window to front elevation

## Bedroom Three

To the rear is a single bedroom with wood flooring and PVCu window to rear aspect.

## Bathroom

A fully tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin and bath with overhead shower. PVCu privacy window to front elevation.

## Exterior

To the rear of the property is an enclosed garden with a lawn and a paved patio area. To the front is a concrete pathway and a private road with off-road parking for two cars.

## 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



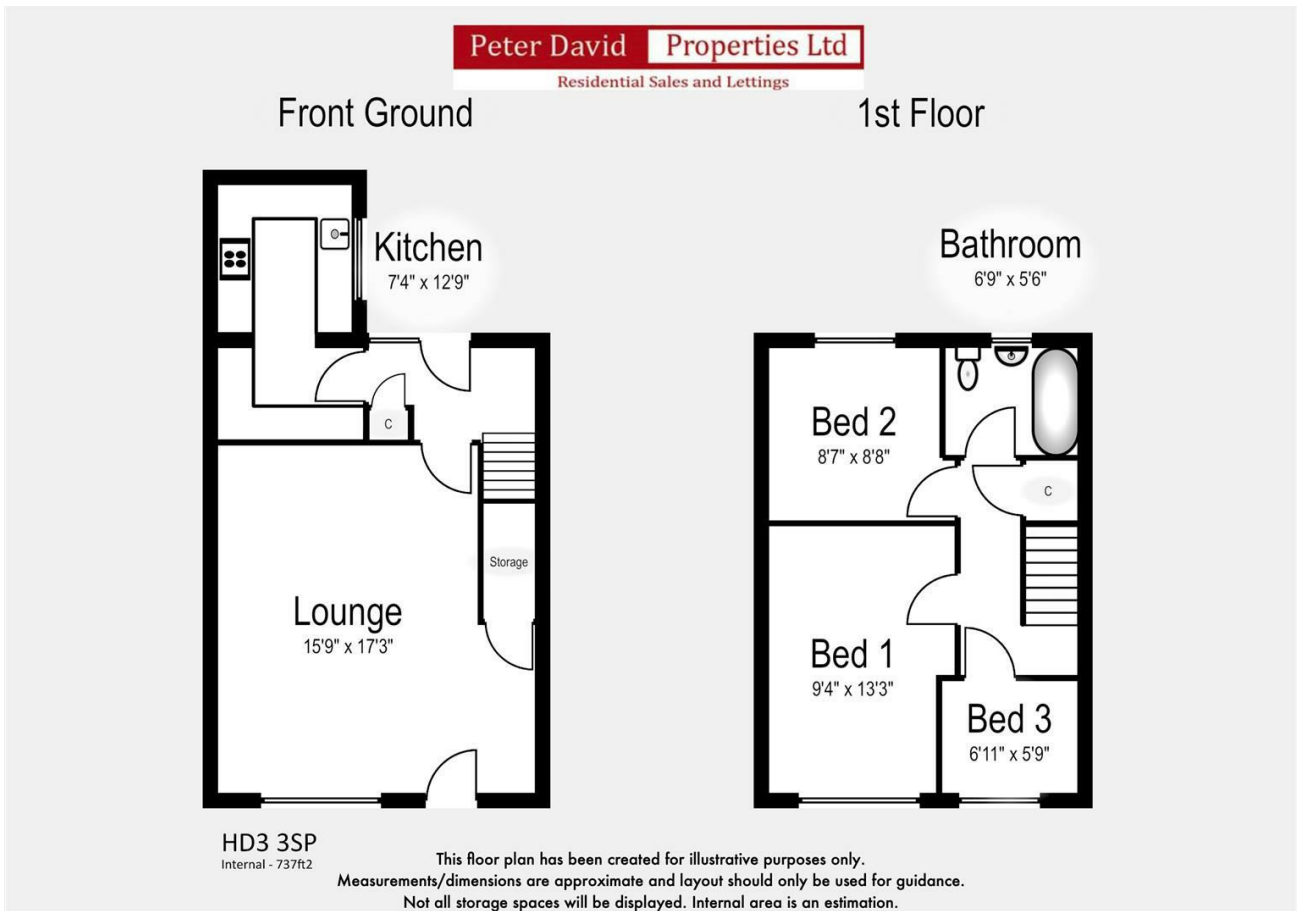
## Hybrid Map



## Terrain Map



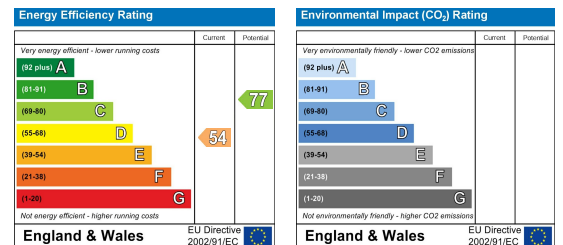
## Floor Plan



## 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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