Peter David Properties Ltd

Residential Sales and Lettings

6 Wynmore Drive

Huddersfield, HD3 3QB

Offers in the region of £200,000

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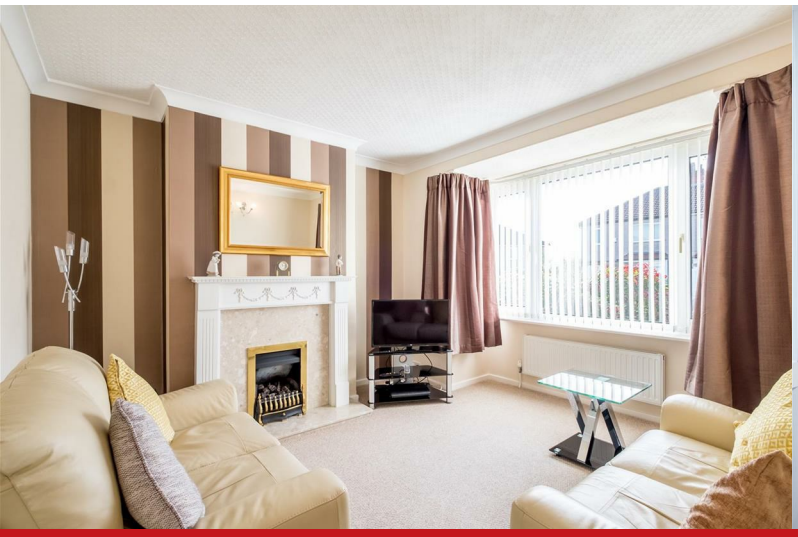

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Entrance hall
Enter the property through a PVCu door with privacy glass panel and a matching PVCu privacy window to side. Laminate flooring throughout with carpeted stairs rising to first floor.

Living room
A bright and airy room with a large PVCu bay window offering plenty of natural light. An attractive gas fire with a white wooden surround and marble hearth.

Dining room/Second Reception Room
An open plan dining room/second reception room leading through to the conservatory. Freestanding gas fire to wall.

Conservatory
A PVCu conservatory to rear with sliding doors leading out onto the garden. Laminate flooring with the added bonus of a central heating radiator so this space can be enjoyed all year round.

Kitchen
The kitchen has light wooden matching wall and base units with laminate worktops, tiled splash backs and vinyl flooring. Integrated appliances comprise of: an electric oven, an electric ceramic hob, an extractor fan and fridge/freezer. Also benefiting from a stainless steel sink and drainer and space/plumbing for a washing machine. Additionally there is a useful pantry cupboard under the stairs with a small PVCu frosted window to side aspect. PVCu window to rear and PVCu side door providing access onto driveway.

Landing
A bright, open space providing access to all bedrooms and bathroom. PVCu privacy window to rear aspect and a small hatch providing access to the loft space.

Master bedroom
A large master bedroom with a large PVCu window to front elevation providing plenty of natural light. Benefiting from fitted wardrobes with sliding doors.

Bedroom two
A second double bedroom with PVCu window overlooking the rear garden. Featuring two separate fitted cupboards providing a useful storage space.

Bedroom three
A single bedroom with cornered fitted wardrobes. PVCu window to rear aspect.

House Bathroom
A fully tiled modern house bathroom comprising of: WC, wash basin over a vanity unit and bath with overhead electric shower. Benefiting from vinyl flooring and mirrored wall cabinet. PVCu privacy window to front aspect.

Exterior
Externally the property benefits from a driveway with parking for up to two cars. There is a pleasant easy to maintain lawn to the front with planted borders. To the rear is a large enclosed space with a patio area, planting areas with mature shrubs, a well maintained lawn and a shed. There is also a large single garage with electrics and an up-and-over door.

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

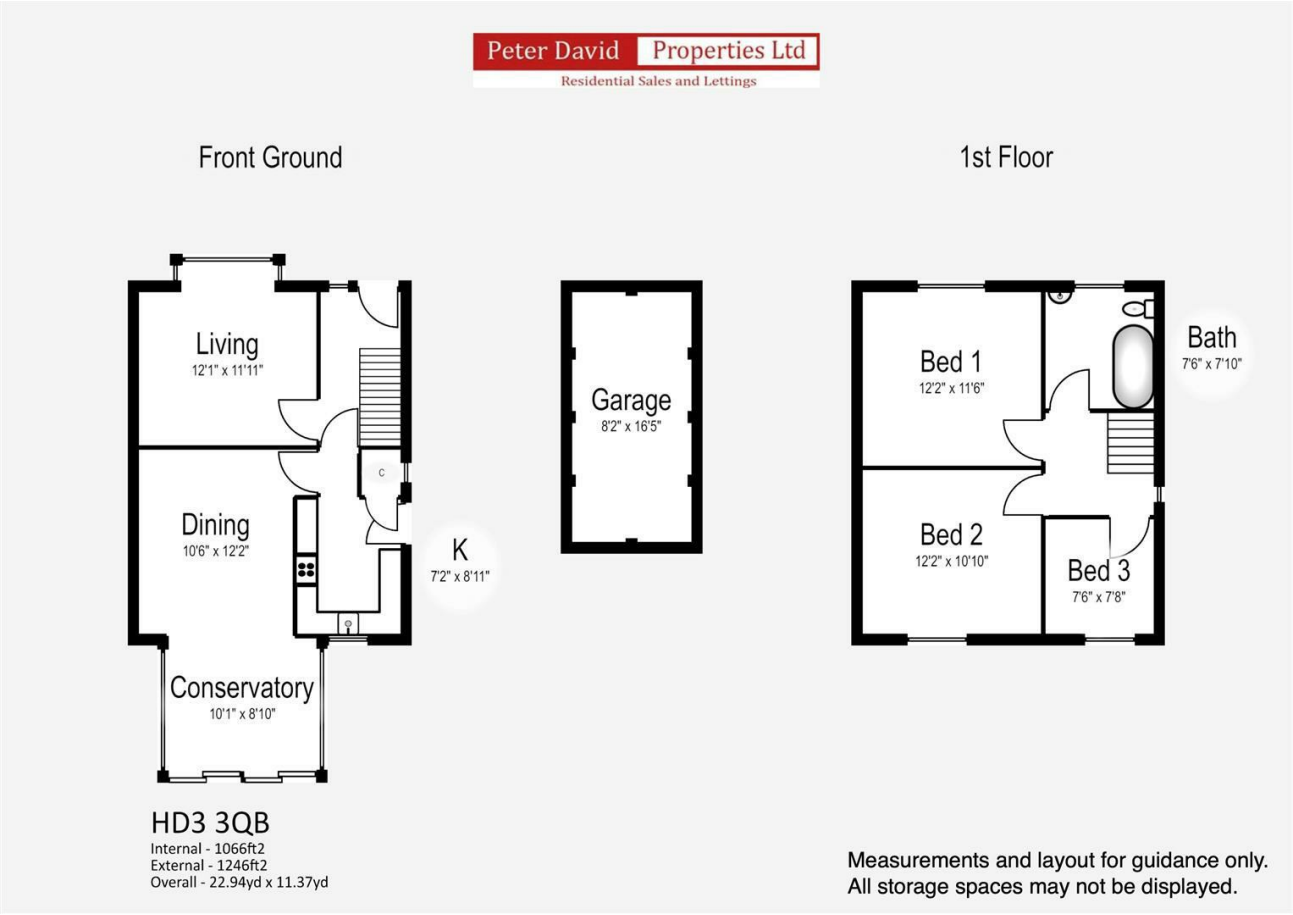
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

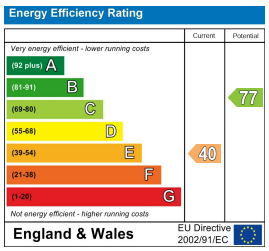
Floor Plan

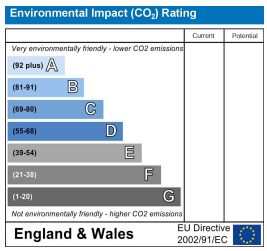


Viewing

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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