

Peter David

Properties Ltd

Residential Sales and Lettings



439 New Hey Road

Salendine Nook, Huddersfield, HD3 3XE

Price guide £144,950



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Entrance Hallway

Accessed via a composite door, this entrance hallway has a staircase rising to the first floor accommodation. The hallway benefits from its original stone floor which flows through to the living room.

Living Room

A spacious living room featuring the original stone flooring and benefiting from built-in storage shelves and units. The focal point of the room is the fireplace, which houses a gas fire and has a white/grey marble surround. There is a large laminated window to the front.

Kitchen/Diner

The modern kitchen/diner has grey tiled ceramic flooring, matching wall and base units and solid oak work surfaces. Featuring integral appliances, including: a fridge, a freezer, a washing machine, an electric oven and hob with an extractor fan and an aluminium inset stainless steel sink. The kitchen also benefits from a window seat overlooking the garden and ample space for a dining table. Two windows to the rear aspect allow plenty of natural light with access to the rear garden through a composite door.

Cellar

A dry cellar providing additional space for storage or utility area, with electrics and lighting.

Landing

A split landing with access to first floor accommodation. There is a large loft hatch into a fully boarded loft.

Bedroom one

A large double bedroom featuring original floorboards

and an iron fireplace with stone hearth. There is a laminated window to the front elevation.

Bedroom two

A second large double bedroom, grey carpet and window to the rear elevation.

House Bathroom

A luxury and modern partially tiled bathroom with three-piece suite comprising: vanity unit with hand basin, WC and a bath with overhead rain shower and glass screen. Benefiting from a mirrored storage cabinet and a chrome towel radiator. Laminated window to the front elevation.

Exterior

Externally the property benefits from a paved patio to the front and to the rear a good sized garden with a large Indian stone patio area and artificial grass. Additionally there is off-road parking for one car to the rear, additional parking can be found at the front of the property on the road side.

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.

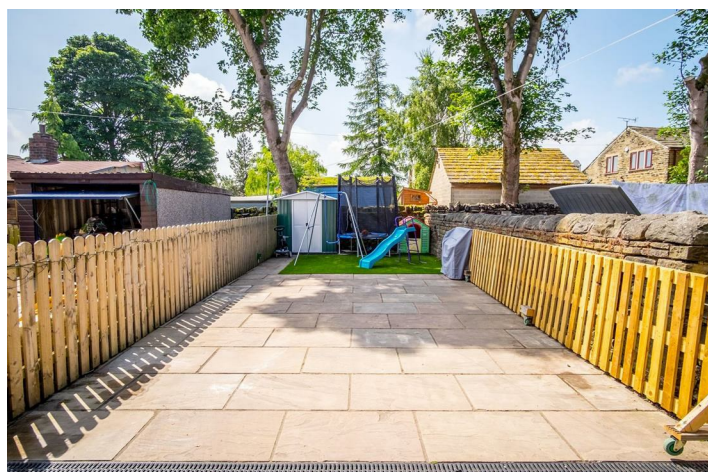
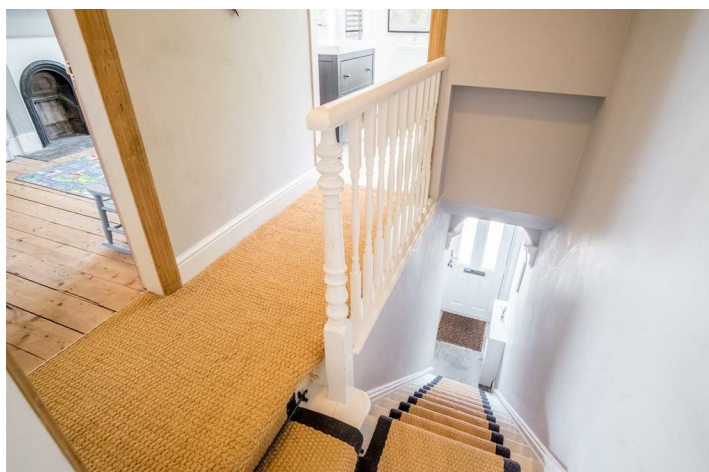
2. General: While we endeavour to make our sales

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



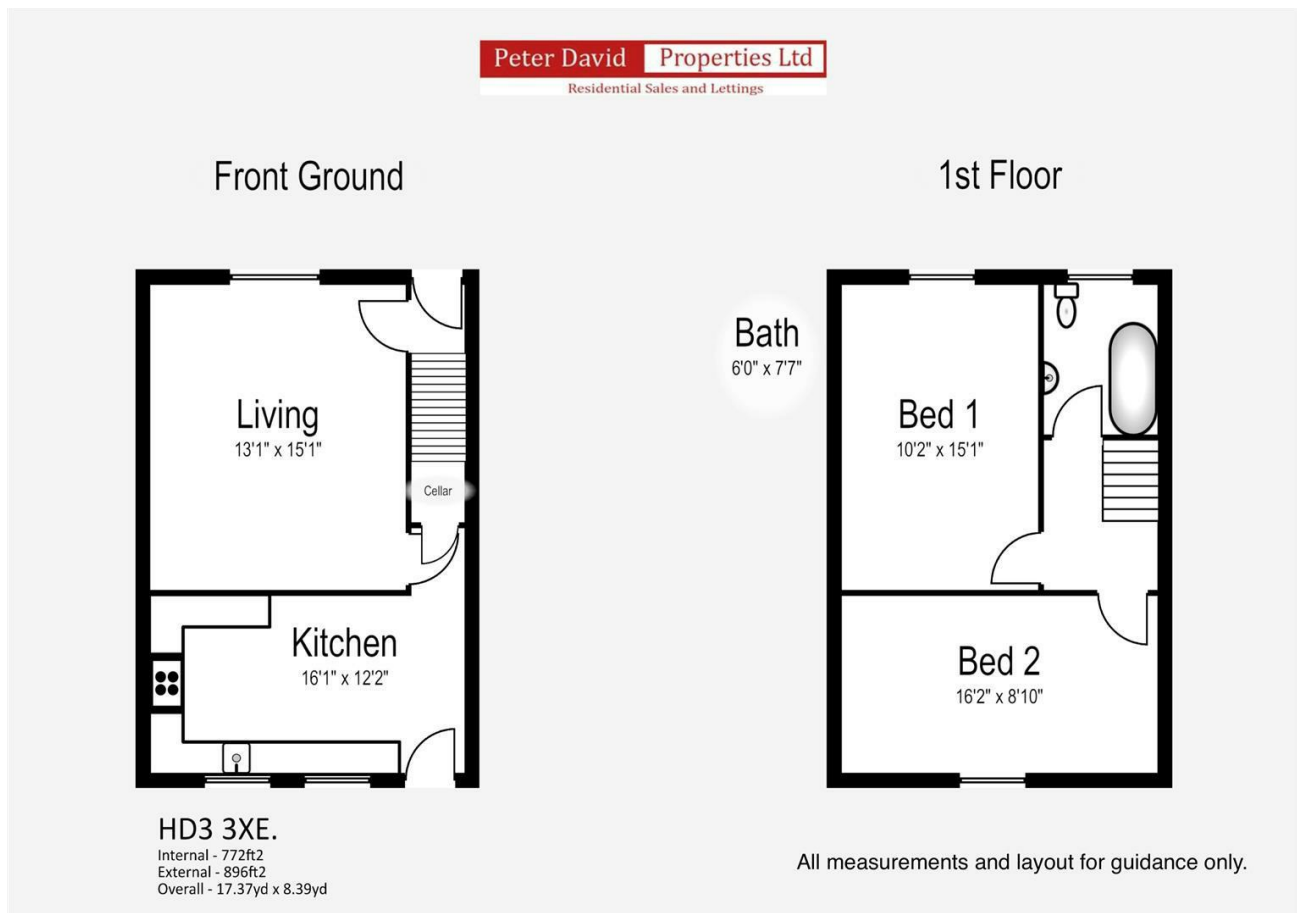
Hybrid Map



Terrain Map



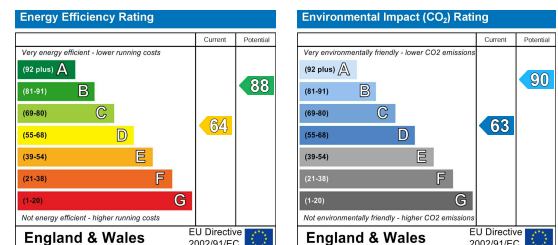
Floor Plan



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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