

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 534 New Hey Road

Salendine Nook, Huddersfield, HD3 3XH

£265,000





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## Entrance Vestibule

Enter the property via a wooden door into a useful vestibule. Benefiting from a storage cupboard and a PVCu window to side aspect. Access to the living room.

## Living Room

A spacious living room with solid wood flooring and an electric fire on a marble hearth with wood surround taking pride of place. Two PVCu windows, one to the front and one to the side provide plenty of natural light. Access to bedroom one and the hallway.

## Hallway

In the middle of the property is the hallway with solid wood flooring. Access to the kitchen/diner, bedroom two and the house bathroom.

## Kitchen/Diner

To the rear of the property is the kitchen/diner with solid wood flooring, matching wall and base units and laminate worksurfaces. Integrated appliances comprise of: an electric oven, an electric hob, and a 1.5 ceramic sink and drainer under a PVCu window overlooking the rear garden. There is ample space for a dining table. A wooden barn door leads out to the side of the property.

## Bedroom One

Off the living room is this spacious double bedroom benefitting from fitted wardrobes across one wall with mirrored sliding doors. PVCu window to front aspect.

## Bedroom Two

To the rear is a second double bedroom with stairs rising to the attic room. PVCu window to rear aspect.

## House Bathroom

A partially tiled house bathroom comprising of: a WC, a wash basin and a bath with electric overhead shower and folding glass screen. PVCu privacy window to rear.

## Attic Room

This attic room is the full width of the house and is currently used as a bedroom. There is a Velux window providing plenty of light. Access to the en-suite WC comprising of a WC, wash basin and shelving. This room could be used for a variety of purposes.

## Utility

There is a useful utility to the rear of the garage with laminate worksurfaces and three free standing spaces for appliances, one with plumbing for a washing machine and one for a fridge/freezer.

## Exterior

This property sits on a large plot. To the rear is an enclosed garden with a large lawn, herbaceous borders and a patio area. There is a large outhouse/workshop and a shed providing plenty of storage. To the front is a further lawn with mature shrubs and a tarmac driveway (off-road parking for three cars) leading to a single detached garage.

## 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

Peter David Properties

Front Ground

Bedroom 1  
11'11" x 11'8"

Bedroom 2  
11'11" x 10'1"

Bathroom  
6'10" x 5'7"

Lounge  
19'10" x 11'8"

Kitchen  
12'7" x 10'1"

Porch

Wardrobe

1st Floor

Attic Room  
19'8" x 9'2"

W/C  
8'7" x 8'4"

Garage  
9'2" x 17'5"

Utility  
7'3" x 5'2"

HD3 3XH  
Internal - 1197ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>			
52	66		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)