

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 4 Kiln Court

Salendine Nook, Huddersfield, HD3 3GH

£179,950



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## Ground Floor -

### Entrance Hallway

Step into the property through a stylish hardwood front door featuring two elegant privacy glass panels, welcoming you into a spacious entrance hallway exquisitely finished with hardwood flooring. Discover convenient under stairs storage, ideal for stowing away everyday items, with easy access to the utility room for added practicality.

### Utility Room

Set at the rear of the property, you'll find a generously sized utility room featuring tiled flooring. This functional space is equipped with base units, a ceramic sink, and ample room for appliances (one of which has plumbing for a washing machine). Illuminated by two hardwood windows, the utility room provides seamless access to the integral garage, enhancing both convenience and practicality.

Subject to obtaining the necessary planning permissions, there is potential to convert the ground floor accommodation into an additional bedroom with an attached bathroom or reception room, offering versatility and potential for further customisation to suit your needs.

## First Floor -

### Living Room

Complemented by plush neutral carpets, the living room is a bright and inviting space, featuring a charming fireplace as its focal point. Natural light streams in through two PVCu windows at the front, creating a cozy atmosphere. With easy access to the kitchen/diner, it offers a seamless layout for everyday living.

## Kitchen/Diner

The kitchen boasts a timeless design with cream wooden matching wall and base units, complemented by tiled splashbacks and elegant granite worksurfaces. A sunken ceramic sink adds both style and functionality to the space. Integrated appliances include an electric oven, a 4-ring gas hob, and an extractor fan. Ample room is available for a dining table and a fridge freezer. Two PVCu windows overlook the rear garden, while a convenient door provides access to the stone steps with easy access to the rear outdoor area.

## Second Floor -

### Master Bedroom

Enter the spacious master bedroom, bathed in natural light streaming through two PVCu windows gracing the front elevation, alongside a Velux window overhead. Originally designed with a smaller master bedroom and a third bedroom, this property offers potential for customization, providing the opportunity to revert the layout and add an additional bedroom to suit your preferences and needs.

### Bedroom Two

A second double bedroom with a PVCu window overlooking the rear elevation.

### House Bathroom

The house bathroom is elegantly designed with partial tiling and features a WC, wash basin and a overhead shower with a sleek glass screen. Additional amenities include a wall mirror and a stylish chrome towel rail. A PVCu privacy window at the rear ensures both natural light and seclusion.

## Exterior

Externally, there is ample parking to the front elevation, served by a block paved driveway. To the rear is a private low maintenance raised patio garden. The property boasts a large integral garage with an 'up-and-over' providing extensive space for a vehicle or storage.

## 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



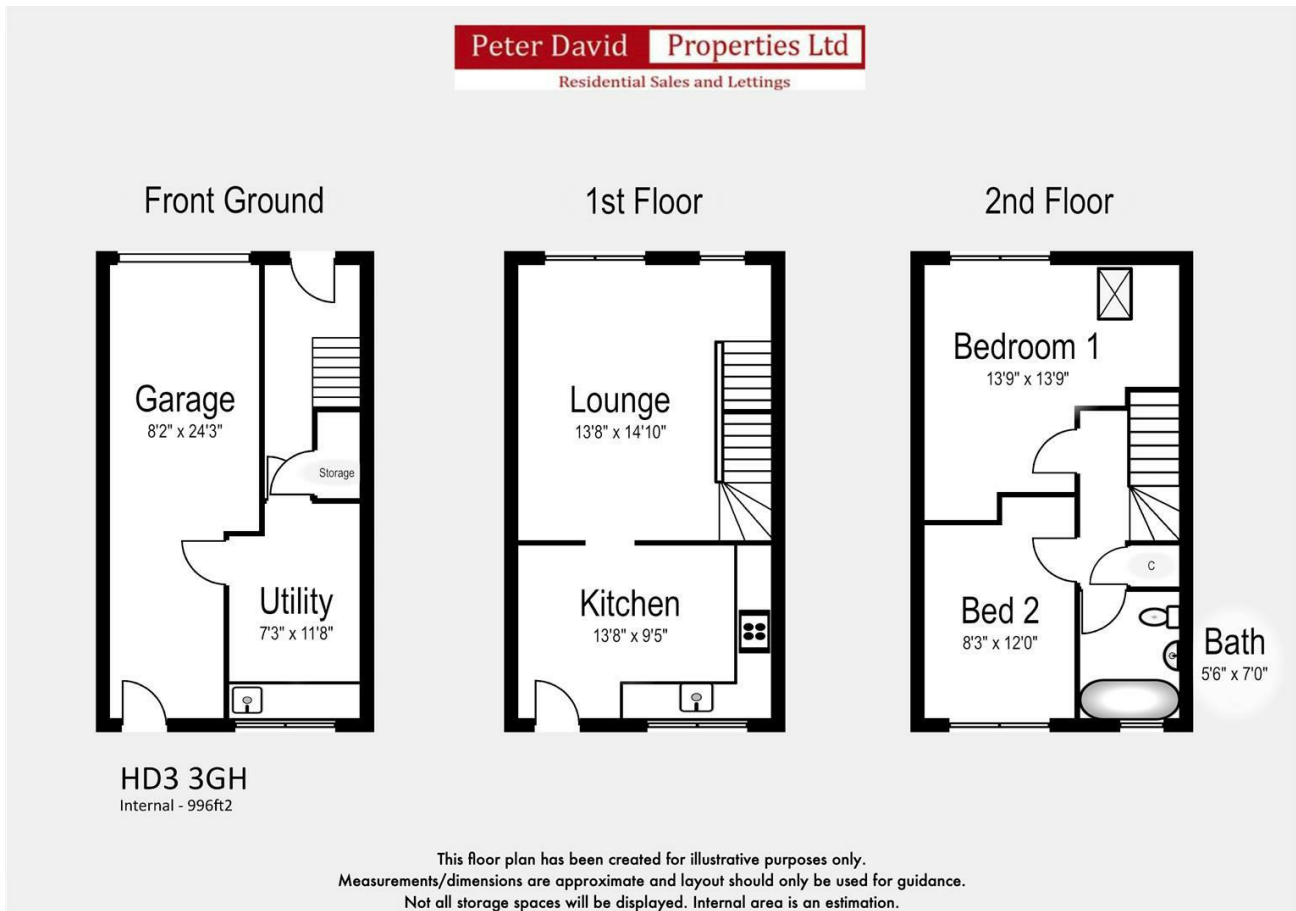
## Hybrid Map



## Terrain Map



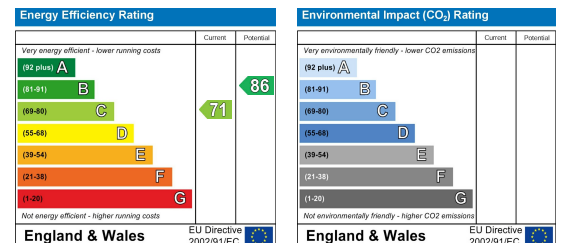
## Floor Plan



## 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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