Peter David Properties Ltd

Residential Sales and Lettings

10 Kiln Court

Salendine Nook, Huddersfield, HD3 3GH

Offers in the region of £215,000

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Ground Floor:-

Entrance Hallway
Enter through a PVCu door into the entrance hallway featuring wood effect laminate flooring. Access to a utility, a snug (which could be used for a variety of purposes) and benefiting from an internal door to the garage. Stairs rise to the first floor accommodation.

Utility
A spacious and useful utility with matching wall and base units, laminate work surfaces, tiled splashbacks and granite tiled flooring. There is space for two free standing appliances and a stainless steel sink and drainer. Access to the snug/office and an internal door leads to the garage.

Snug/Office
A useful room which could be used to serve a variety of purposes such as a snug, playroom or office space.

First Floor:-

Living Room
A spacious living room with a gas fire on a marble hearth and marble surround. Benefiting from solid wood flooring which flows throughout the first floor. Twin PVCu windows to front elevation allowing plenty of natural light. Stairs rise to second floor accommodation.

Kitchen/Diner
The kitchen/diner is set at the rear of the property and has matching wall and base units, solid wood work surfaces, tiled splashbacks and a ceramic sink and drainer. Integrated appliances comprise of: an electric oven, a gas hob, an extractor and a fridge freezer.

There is room for one free standing appliance and ample space for a dining table. PVCu window and a PVCu farmhouse kitchen door to the rear garden.

Second Floor:-

Landing
A landing providing access to all bedrooms, house bathroom and a partially boarded loft.

Master Bedroom
A double bedroom with fitted wardrobes. PVCu window to front elevation.

Bedroom Two
To the rear of the property there is a second double bedroom with fitted wardrobes. PVCu window to the rear aspect overlooking the garden

Bedroom Three
A single bedroom or office with PVCu window to front elevation.

House Bathroom
A partially tiled bathroom comprising of: a concealed cistern WC, a wash basin with vanity unit and a p-shaped bath with rainhead shower and glass screen. Benefiting from tiled flooring and a chrome towel rail. PVCu privacy window to rear elevation

Exterior
To the rear of the property there is an enclosed and private garden with a slate patio area which features electrics heaters and an electric over head canopy , steps lead up to the lawn with mature trees and shrubs. A further decked patio area ideal for alfresco dining and entertaining. To the front there is a block paved drive (parking for one car) leading to a single

integrated garage. Additional parking can be found within the development.

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

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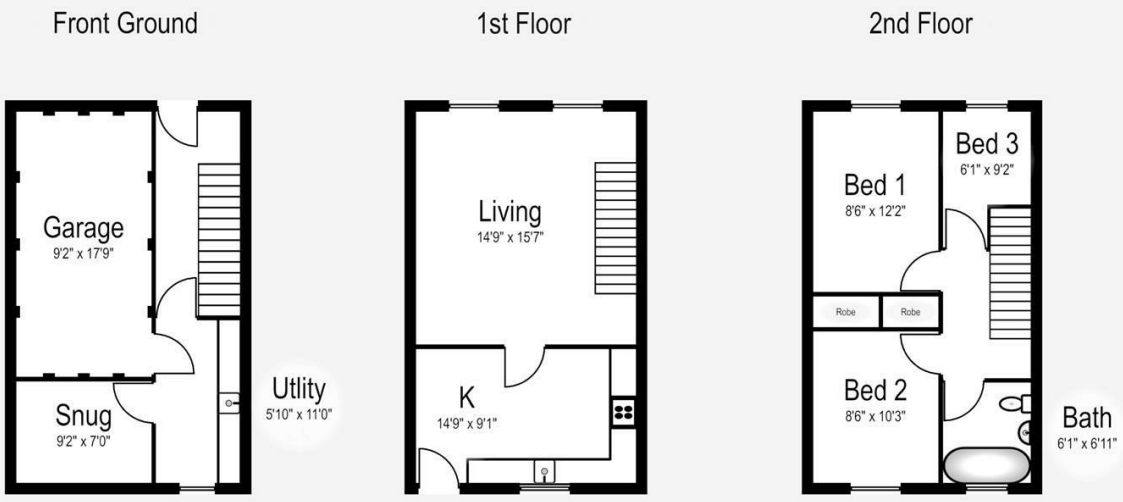


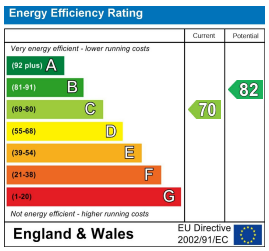
HD3 3GH
Internal - 1096ft2
External - 1278ft2
Overall - 22.75yd x 8.63yd

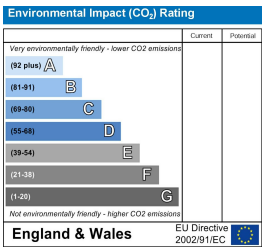
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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