Peter David Properties Ltd

Residential Sales and Lettings

4 Wheatfield Avenue

Salendine Nook, Huddersfield, HD3 4FR

Offers in the region of £160,000

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Entrance Hall
Enter the property through a PVCu door with two frosted glass panels to the side into a carpeted entrance hallway with access to the kitchen, living room and with stairs rising to the first floor.

Kitchen/diner
A spacious kitchen/diner with matching beige wall and base units, tiled splash backs, laminate work surfaces, a stainless steel sink and drainer and laminate flooring. Integrated appliances comprise of a freestanding electric dual oven with gas hob top and an extractor fan. There is also space for a fridge/freezer and a dining table. A PVCu window overlooks the rear garden and there is a useful storage space under the stairs.

Utility Room
A utility room with vinyl flooring and a PVCu window to both the side and rear. There is plumbing for a washing machine and space for an additional freestanding appliance. The room also features a laminate work top with a tiled splash back.

Living Room
A spacious living room with a large PVCu bay window to the front aspect. A gas fire sits on a marble hearth with a white wooden surround providing an attractive focal point. Laminate flooring flows throughout.

First floor -

Landing
Providing access to the bedrooms, the house bathroom and the loft space.

Master Bedroom
A generously sized main bedroom with a bay PVCu to the front aspect offering plenty of natural light. A neutral carpet flows throughout.

Bedroom Two
A single bedroom with a PVCu window the the rear aspect and a built in storage cupboard over the stairs.

Bathroom
A fully tiled bathroom comprising a WC, wash basin and basin with overhead shower. There is a PVCu privacy window to the rear aspect and tiles to the floor.

Exterior
Externally the property benefits from an enclosed rear garden featuring a paved area with steps leading to a raised lawn with a second patio area, flower beds and a garden shed. To the side is a pathway with an additional garden shed and access to the property. To the front is a pleasant lawn with planted borders.

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.

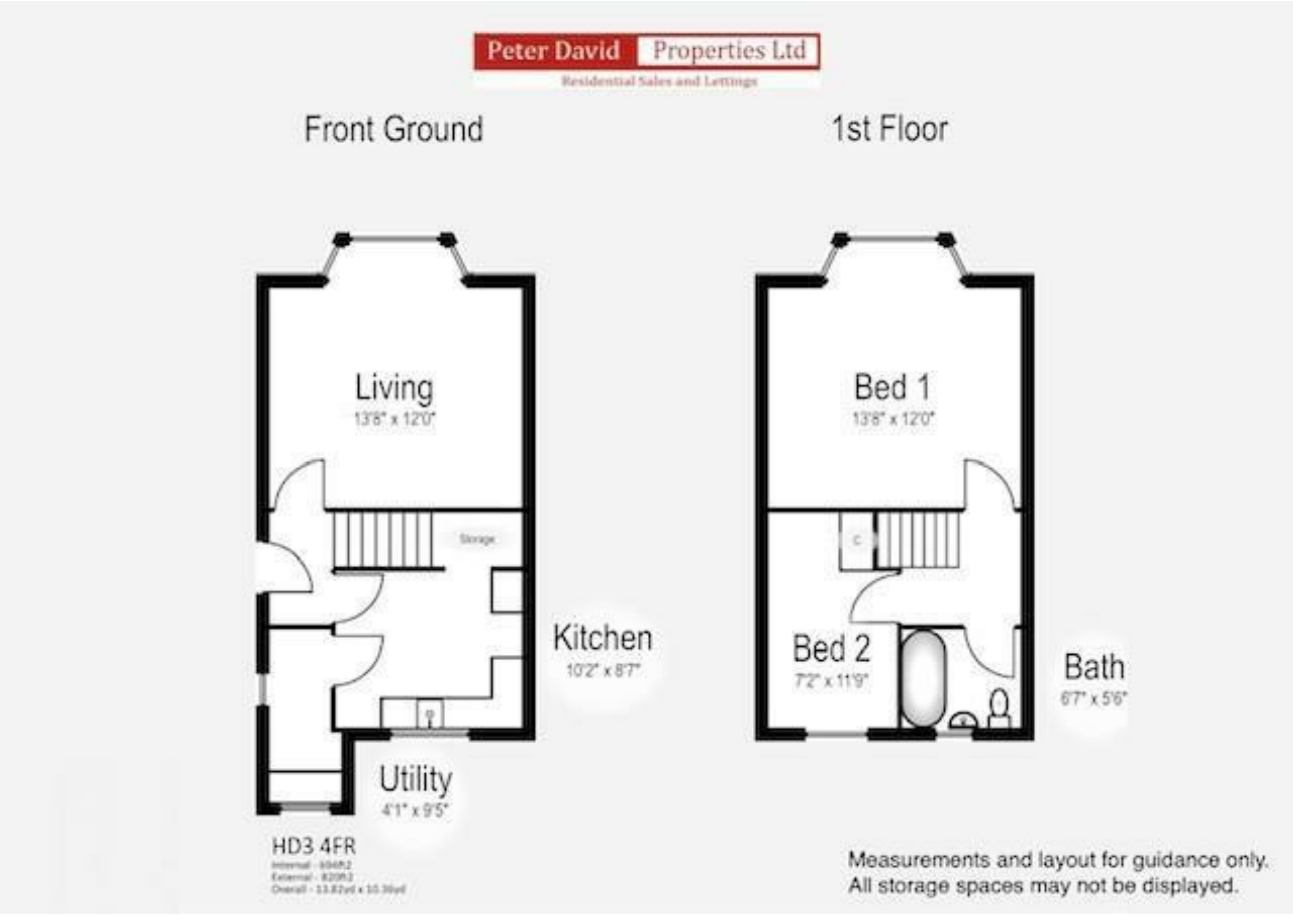
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

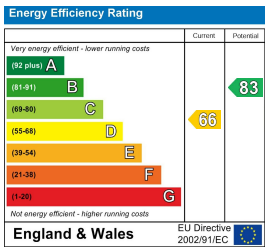
Floor Plan

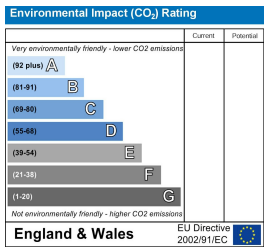


Viewing

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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