

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 Wilmar Drive

Salendine Nook, Huddersfield, HD3 3XQ

Offers in the region of £359,950



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## Entrance Hallway

Enter the property via a composite door into the hallway with laminate parquet effect flooring. Benefiting from feature panelled walls and a white oak banister and balustrade rises to the first floor accommodation. Access to understairs storage, living room, kitchen/diner/family room, wet room and fourth single bedroom.

## Living Room

To the front of the property is this spacious living room with a neutral carpet and two large feature wall mirrors. A decorative brick fireplace with inset ornamental stove sits on a stone heath and makes an ideal focal point. PVCu bay window with sash windows and white shutters to the front of the property.

## Kitchen/Diner/Family Room

To the rear of the property is this extended kitchen/diner, truly the hub of the home. The kitchen has luxury vinyl tiling effect flooring, hi-gloss matching wall and base units, resin worksurfaces and alloy splashbacks. Integrated appliances comprise of an eye level electric oven, a combi microwave oven, an induction hob, an extractor, a dishwasher, a fridge freezer with an extra undercounter freezer, a washing machine and a ceramic 1.5 sink and drainer under a PVCu window to the side aspect. A large island with overhead contemporary lighting and undercounter cupboards providing an abundance of extra storage, there is seating for three people. The dining space has ample space for a family dining table and extra seating area. PVCu window to the side, two large Velux windows and bi-fold doors provide plenty of natural light. This is a perfect space for entertaining or relaxing with family.

## Ground floor Bedroom Two

To the front of the property is a spacious double bedroom with a PVCu window with sash windows and white shutters.

## Wet Room

To the rear is this luxury large Wet room with tiled flooring and feature panelling. Comprising of a WC, a wash basin with vanity unit, a free standing bath with hand held shower attachment and a walk in shower with rainhead shower and glass screen. Benefiting from an illuminated mirrored cabinet. PVCu privacy window to rear aspect.

## Bedroom Four

A small single bedroom, currently used as an office, but could be used as a small bedroom. PVCu window to rear aspect.

## Landing

Carpeted stairs rise to the first floor accommodation. Access to both bedrooms and a useful walk in storage cupboard.

## Bedroom One

A spacious double bedroom with PVCu window overlooking the rear garden. Access to the en-suite and dressing room

## En-Suite

A luxury fully tiled en-suite. Comprising of: WC, a corner wash basin with vanity unit, a shower cubicle with rainhead shower, hand held shower attachment, glass panel and glass door. Benefiting from a chrome towel rail, wall mirror and PVCu privacy window to rear aspect.

## Dressing Room

A useful dressing room with vinyl flooring and wall hanging rails across one wall. Benefiting from ample shelving and Velux window.

## Bedroom Three

A double bedroom with an abundance of under eaves storage. PVCu window to rear elevation.

## Exterior

To the front of the property is a resin driveway providing off

road parking for three cars. Access down the side to the rear of the property. To the rear is a south facing garden with tiled and resin patio areas, a lawn with herbaceous borders and a useful outhouse providing ample storage. This garden is also accessed from the kitchen/diner by bi-fold doors providing a perfect spot for entertaining.

### 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



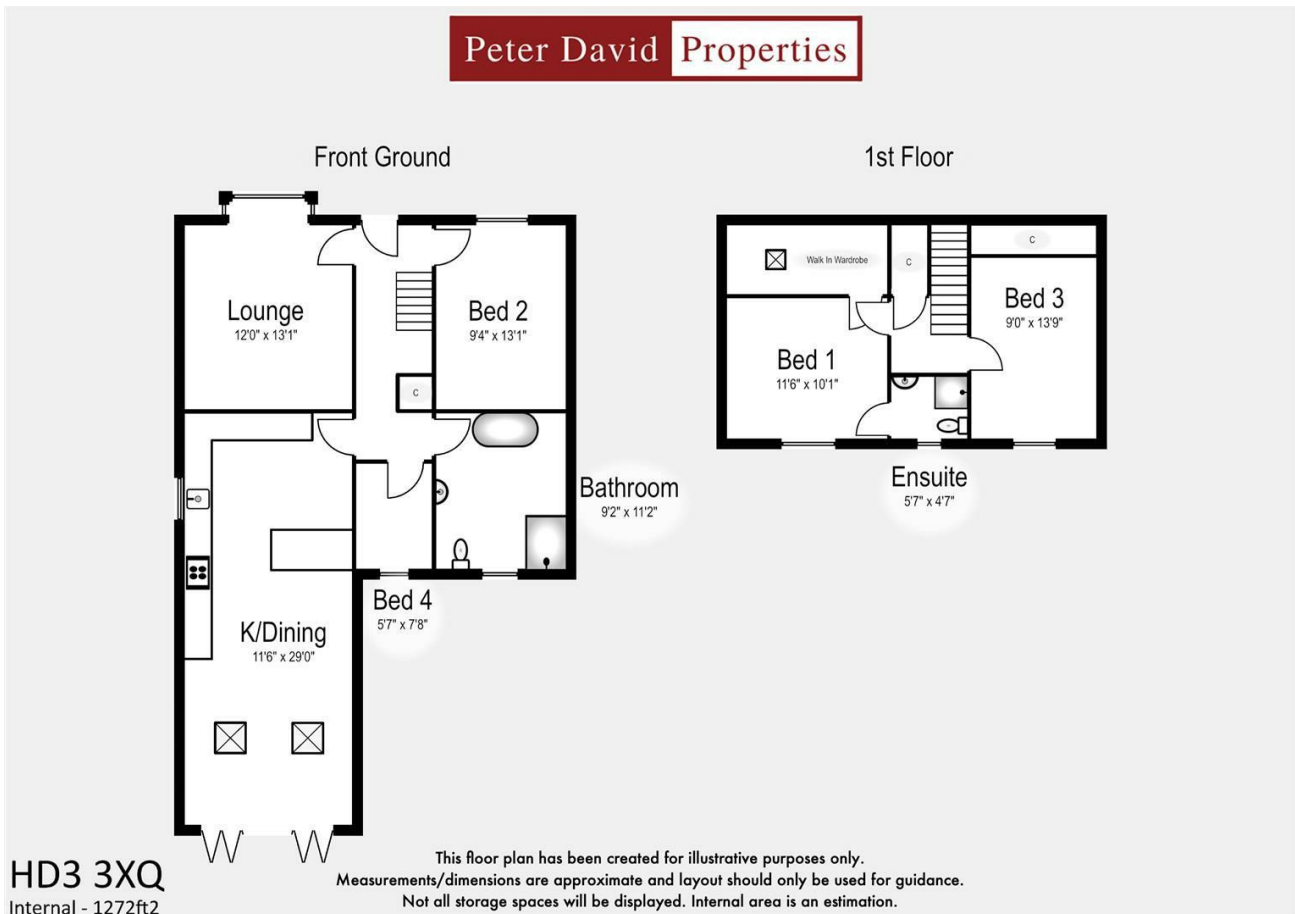
## Hybrid Map



## Terrain Map



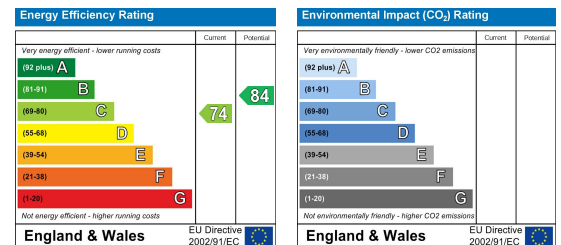
## Floor Plan



## 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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