Peter David Properties Ltd

Residential Sales and Lettings

35 Hadrians Close

Salendine Nook, Huddersfield, HD3 3XZ

Offers over £225,000

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* A LARGE THREE BEDROOM DETACHED PROPERTY * IDEAL FAMILY HOME * IN NEED OF MODERNISATION * FRONT AND REAR GARDENS * QUIET CUL-DE-SAC * OFF-ROAD PARKING FOR THREE CARS * SOUGHT AFTER LOCATION *

An opportunity has arisen to purchase this THREE bedroom DETACHED PROPERTY on a substantial corner plot which has great potential to create an ideal family home. The property could be extended and renovated internally (subject to the relevant permissions). The property is situated in a sought after location of SALENDINE NOOK and on a QUIET CUL-DE-SAC with just a short drive to Brighouse and Huddersfield and all its amenities within.

The property comprises: a spacious ENTRANCE HALLWAY, a OPEN PLAN LIVING/DINING ROOM, a KITCHEN with a patio door leading out to the rear garden,TWO DOUBLE BEDROOMS and one SINGLE BEDROOM. The property benefits from double glazing and gas central heating throughout. Externally the property benefits from a DRIVEWAY with parking for up to THREE CARS which leads to a SINGLE DETACHED GARAGE and a garden to the front with a SPACIOUS LAWN. To the rear there is TIERED GARDEN with a lawn and patio area.

Located close to the M62 network, this is an ideal location for those looking to commute to Manchester or Leeds, and close to both Brighouse and Huddersfield town centres with good schools nearby!

This property has great potential! Book your viewing today!

First Floor -

Entrance Hallway

Enter the property via a PVCu door with a PVCu frosted window to the side into a spacious entrance hallway. Stairs rise to the first floor accommodation. Access to the kitchen and the living/dining room.

Living/Dining Room

A spacious through living/dining room with a wooden fireplace housing an electric fire on a marble hearth. This room has a dual aspect with a large PVCu window to the front and PVCu patio doors leading to the rear garden allowing plenty of natural light.

Kitchen

Set to the rear of the property is the kitchen with views into the rear garden comprising of linoleum flooring, wooden matching wall and base units, tiled splash-backs, laminate work surfaces and a stainless steel sink and drainer. Integrated appliances comprise of: a dual electric oven and gas hob, and a under counter fridge/freezer. There is also space for a further two, freestanding appliances one with plumbing for a washing machine. Benefiting from a large PVCu window to the side aspect and a PVCu patio door leading to the rear garden. Access to the living/dining room.

First Floor -

Landing

The landing provides access to all bedrooms and the house bathroom. PVCu window to the side elevation.

Bedroom One

A large double bedroom with a PVCu window to the front aspect, benefiting from a large storage cupboard housing the water tank.

Bedroom Two

To the rear of the property there is a second double bedroom with a PVCu window to rear garden.

Third Bedroom

A spacious single bedroom with PVCu window to front aspect, benefiting from a large storage cupboard.

Bathroom
A partially tiled bathroom with a wash basin and a large bath with a shower curtain. PVCu privacy window to rear elevation

WC
A separate WC with a PVCu privacy window to the rear.

Exterior
To the front of the property there is a private garden with a privet hedge, a spacious lawn and a tarmacked driveway leading to a single detached garage providing off road parking for three cars. To the rear of the property there is a private and enclosed tiered garden, with a lawn and a paved patio area.

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.

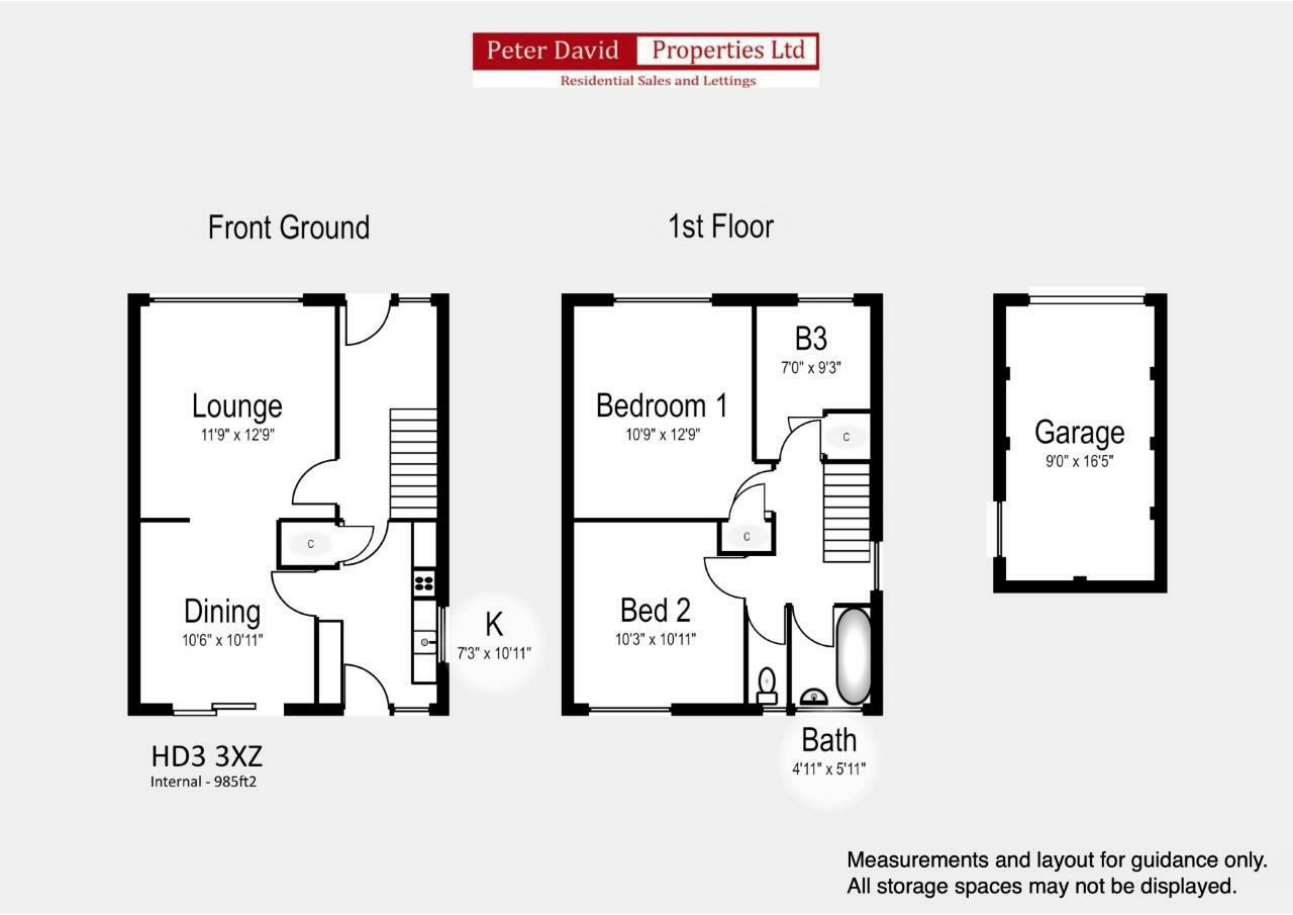
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

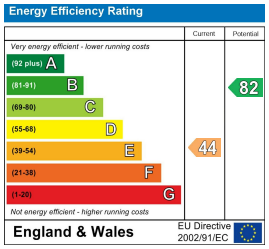
Floor Plan

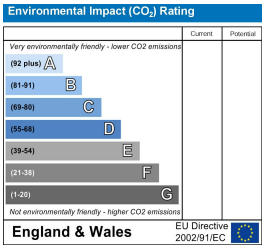


Viewing

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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