

Peter David

Properties Ltd

Residential Sales and Lettings



210 Laund Road

Salendine Nook, Huddersfield, HD3 3UD

Offers in the region of £350,000



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Entrance Hallway

Enter the property via a PVCu door into the hallway finished with ceramic tiled flooring. Oak doors lead to the office, living room, bedroom four, kitchen and ground floor WC. The hallway is further enhanced by a generous under-stairs storage cupboard, while carpeted stairs ascend to the first-floor accommodation.

Living Room

A spacious living room benefitting from PVCu windows to the front aspect, fire surround with matching hearth takes pride of place, housing an electric fire.

Kitchen

A stylish kitchen featuring laminate flooring and a coordinated suite of cream high-gloss wall and base units, complemented by solid oak work surfaces and elegant tiled splashbacks. Integrated appliances include an oven, an induction hob, an extractor fan, a washing machine, a dishwasher, a composite sink and drainer. There is a freestanding space for a fridge freezer or additional appliance. PVCu patio doors open seamlessly into the rear garden flooding the space with natural light and providing effortless indoor-outdoor living.

Bathroom

A modern partially tiled bathroom comprising of; a WC, a wash basin, a corner shower with rain head shower and a bath. Benefiting from a chrome towel rail and a PVCu privacy window to the rear.

Bedroom Four

A well-proportioned double bedroom with a PVCu window overlooking the front aspect.

Landing

A spacious landing providing access to all bedrooms, enhanced by a stunning picture window and a large, well-appointed storage cupboard.

Master Bedroom

A large master bedroom featuring fitted wardrobes seamlessly integrated within the alcoves. A PVCu window set to the rear elevation. Access to the en suite.

En Suite

A luxury fully tiled en-suite. Comprising of; a WC, a wash basin and a corner shower with rain head shower and glass door. Benefiting from a chrome towel rail and PVCu velux window.

Bedroom Two

A third double bedroom benefitting from under-eaves storage and a PVCu window to the front elevation

Bedroom Three

A single bedroom positioned to the front of the property. Benefitting from under-eaves storage and a Velux window to the front.

Exterior

To the rear, the property enjoys a private and enclosed garden, featuring a charming Indian stone patio — ideal for entertaining or relaxing outdoors. The front offers a neatly maintained lawn and generous parking for three to four vehicles

Mortgages

We recommend Chris Terry at Naomi Financial, 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



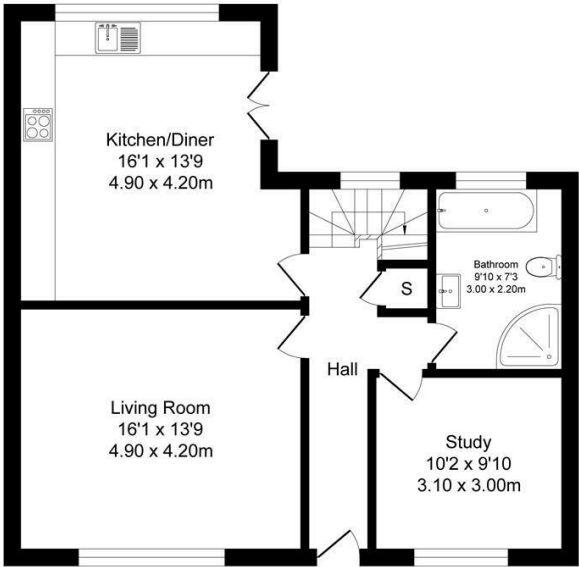
Terrain Map



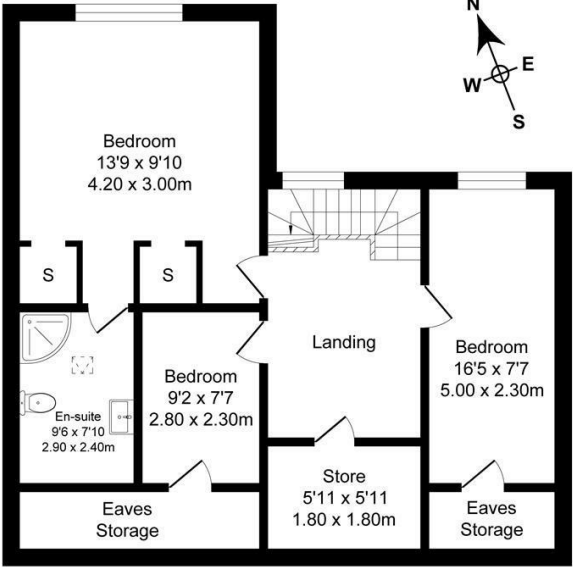
Floor Plan

210 Laund Road, HD3 3UD
Total Approx. Floor Area 1462 Sq.ft. (135.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 776 Sq.Ft (72.1 Sq.M.)

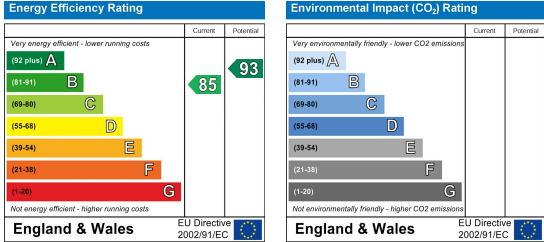


First Floor
Approx. Floor Area 686 Sq.Ft (63.7 Sq.M.)

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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