Peter David Properties Ltd

Residential Sales and Lettings

7 Dunsmore Drive

Salendine Nook, Huddersfield, HD3 4GS

Offers in the region of £295,000

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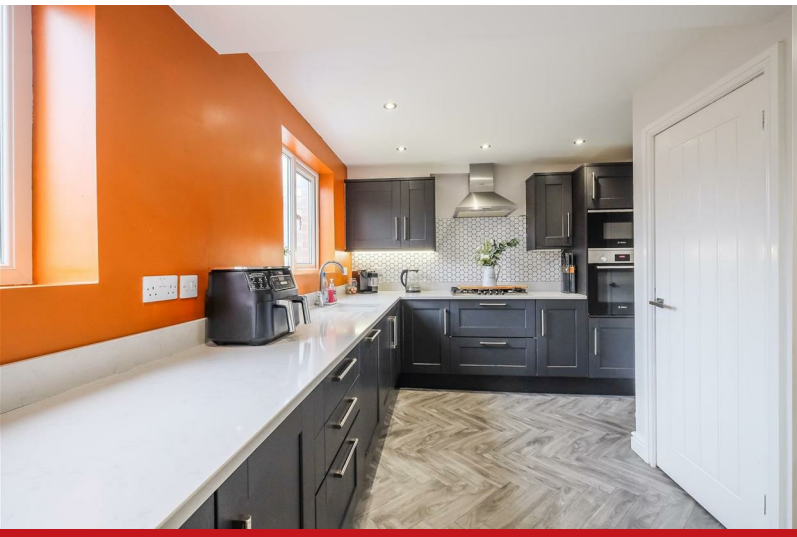

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Ground Floor -

Entrance Hallway
Enter the property via a composite front door, complete with a privacy glass panel allowing plenty of natural light to flow through. Underfoot is a wood-effect linoleum flooring flowing through to the open plan kitchen/diner/living room. There is also access to the living room and stairs rise to the first floor accommodation.

Living Room
A well-appointed living room, featuring a plush neutral carpet. Natural light streams in through the PVCu window, offering a serene view of the front aspect and PVCu French doors lead seamlessly to the conservatory.

Conservatory
A conservatory with PVCu windows on three sides, flooding the space with natural light and offering panoramic views of the rear garden. A convenient PVCu door provides easy access to the rear garden.

Open Plan/Kitchen/Dining Room/Family Room
This property features a captivating open-plan kitchen/dining/living room, truly the heart of the home, offering an ideal space for both entertaining and relaxation. The kitchen is stylishly equipped with matching shaker style wall and base units, complemented by quartz work surfaces. A sunken composite sink adds a modern touch. Integrated appliances include an electric oven, a microwave, a 5-ring gas hob, a dishwasher and a fridge/freezer. The current occupiers have thoughtfully divided this expansive space into three distinct zones, ensuring ample room for living and dining. There are two PVCu windows to the rear and one to the front aspect allowing an abundance of natural light to flow through. Access to the utility room.

Utility Room
A useful utility room providing space for two appliances, one of which has plumbing for a washing machine. Access to the ground floor WC and a PVCu door providing access to the rear garden.

Ground Floor WC
A ground floor WC comprising of a WC, a wash basin and a chrome towel rail. PVCu privacy window to the side aspect.

First Floor -

Landing
The landing provides access to all the bedrooms and the house bathroom featuring a plush neutral carpet.

Master Bedroom
A generously proportioned master bedroom with two PVCu windows to the front elevation.

Bedroom Two
A second double bedroom set to the front of the property with a PVCu window.

Bedroom Three
A third double bedroom with a PVCu window providing views over the rear garden.

Bedroom Four
A fourth double bedroom set to the rear of the property with a PVCu window overlooking the rear elevation.

House Bathroom
Step into the modern house bathroom, fully tiled for a sleek finish. Enjoy the rainhead shower with a glass screen, along with the WC and wash basin set in a white gloss vanity unit. A chrome towel rail adds convenience, while a PVCu privacy window to the rear ensures natural light without compromising on privacy.

Exterior
Nestled on a generous corner plot, this property offers

ample outdoor space for your enjoyment. At the front, a gated driveway provides convenient off-road parking for two cars, ensuring ease of access. Step through the gate to discover the fully enclosed rear garden, thoughtfully designed for relaxation and entertaining. There is a lush lawn, a patio area and a decked area. Whether hosting gatherings or simply unwinding after a long day, this outdoor oasis is a delight. There is the added benefit of an outdoor socket and an outdoor tap.

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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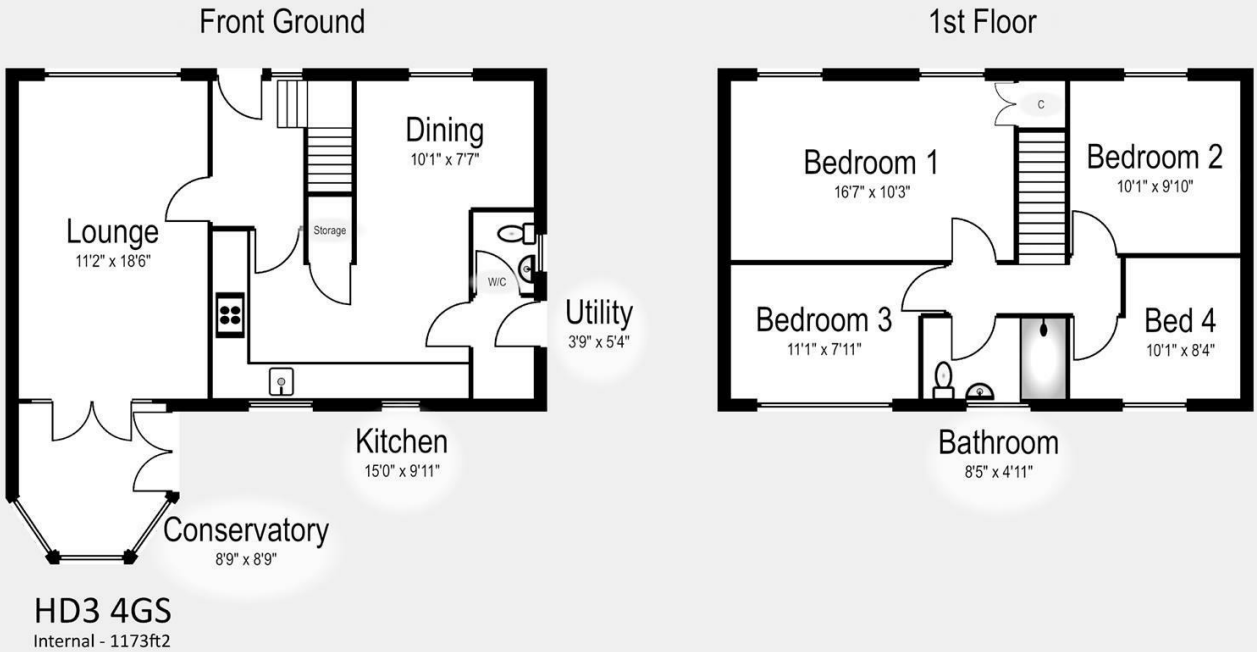


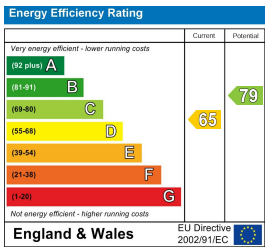
HD3 4GS
Internal - 1173ft2

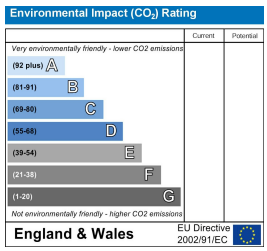
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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