

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 15 Shannon Drive

Outlane, Huddersfield, HD3 3UL

£289,950



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## Entrance Vestibule

Enter the property via a composite door into the entrance vestibule with tiled flooring. Access to the living room

## Living/Dining Room

A spacious living/dining room with wood effect laminate flooring flowing throughout. A modern wall mounted electric fire makes an ideal focal point. A PVCu floor to ceiling window with the lower half privacy glass provides plenty of natural light. The dining room has ample space for a family dining table and PVCu bifold doors lead out to the rear garden.

## Office/Playroom

The converted garage provides an office/playroom, but this room could be utilised for a variety of purposes. A PVCu window to front aspect. Access to the utility.

## Utility

A useful utility with wall units, laminate worksurfaces and three free standing spaces for appliances, one with plumbing for a washing machine. PVCu privacy window to side aspect.

## Kitchen

To the rear of the property is the kitchen with matching wall and base units and granite worksurfaces. Integrated appliances comprise of: two electric ovens, an electric hob, an extractor, a dishwasher and a sunken 1.5 stainless steel sink situated under one of the PVCu windows overlooking the rear garden. There is a further housing for an American fridge freezer. Benefitting from a useful pantry providing further storage and a good sized breakfast bar. Access to the side entrance, ground floor WC and large storage cupboard.

## Ground floor WC

A ground floor WC with laminate flooring and feature wall panelling. PVCu privacy window to side.

## Landing

Carpeted stairs with an oak and metal feature balustrade takes you to the first floor accommodation. PVCu window to side aspect and access to all bedrooms and house bathroom.

## Bedroom One

To the front is a double bedroom with oak and glass fitted wardrobes. PVCu window to front elevation.

## Bedroom Two

To the rear is a second double bedroom with oak and glass fitted wardrobes. PVCu window to the rear elevation.

## Bedroom Three

A single bedroom to the front of the property with a useful storage cupboard. PVCu window to front elevation.

## House Bathroom

A modern full tiled house bathroom with tiled flooring. Comprising of: WC, a wash basin with vanity unit and a bath with overhead shower with rain head shower and glass screen. PVCu privacy window to rear elevation.

## Exterior

To the rear of the property is a large private and enclosed garden with an artificial lawn and two patio areas, ideal for entertaining. Access down the side to the front of the property. To the front is a tarmac driveway (off road parking for four cars) leading to the front door.

## 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



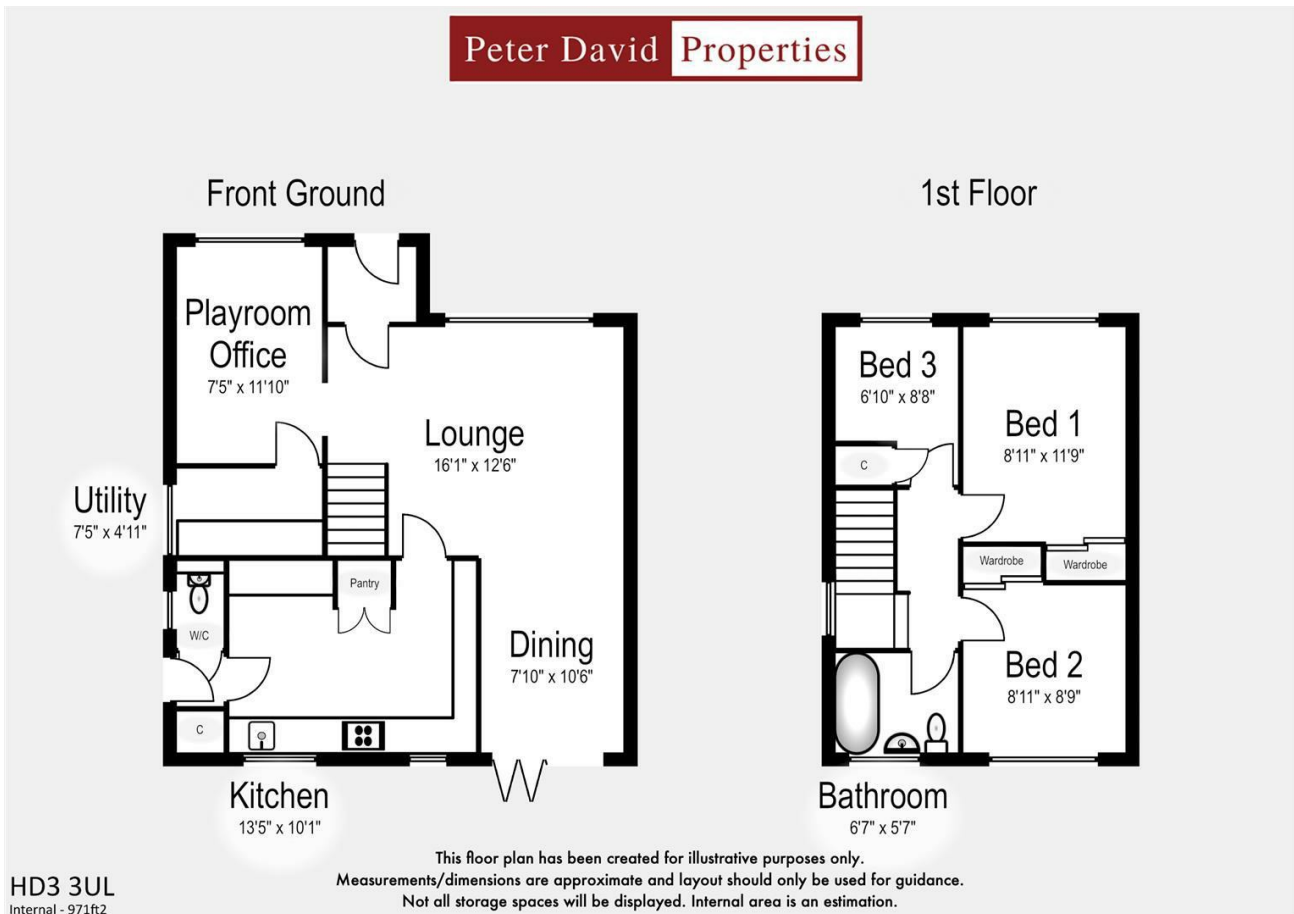
## Hybrid Map



## Terrain Map



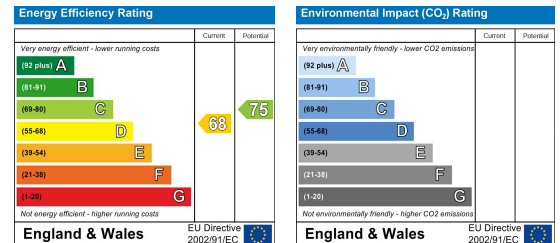
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk