

Peter David

Properties Ltd

Residential Sales and Lettings



## 34 Shannon Drive

Outlane, Huddersfield, HD3 3UL

Price guide £240,000



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## Entrance Hallway

Enter to the side of the property through a uPVC external door benefiting from VS security locks and two uPVC double glazed windows into a light and spacious entrance hallway. Ceramic tiled flooring which flow through to the kitchen-diner and Cloakroom/WC. Stairs rise to the first floor. The entrance hallway is fitted with LED spotlights.

## Cloakroom/WC

A two piece suite comprising, wash hand basin, WC. A chrome heated towel rail, tiled splashbacks, ceramic tiled flooring and uPVC window to the side aspect.

## Living Room

A generous sized living room to the rear of the property providing plenty of natural light and pleasant views, featuring a large uPVC double glazed window and uPVC french doors leading to the garden room.

## Garden Room

A perfect space to unwind this garden room provides windows to the side and rear and a uPVC door leading to a decked area. Ceramic tiled floor. Also benefiting from a new roof in 2018.

## Kitchen/diner

A modern luxury fitted kitchen with ivory matching wall and base units featuring illuminated glass fronted display cabinets, vinyl worktops, plinth lightning, a breakfast bar and large pull-out pantry cabinet. This kitchen briefly comprises; five ring gas hob with extractor fan, eye level stainless steel electric double oven, built in microwave, tall fridge and a stainless steal sink and drainer. There is also space for two additional appliances. The Ceramic tilling flows from the entrance hallway, uPVC double glazed window

with views onto the front garden. There is a large pantry cupboard with central light fitting and electrics which provides plenty of additional storage.

## Bedroom 3/ Dining Room

A double bedroom with uPVC window to the front aspect. This room could also be used as an additional reception room/dining room, office or snug.

## Landing

Stairs rising up to the first floor accommodation to this spacious first floor landing, beige carpet flows throughout. Providing access to the Loft hatch including drop down ladder. LED ceiling spotlights.

## Master Bedroom

A spacious large double bedroom with window to the front elevation. Central ceiling light and radiator.

## En-suite

A fully tiled modern en-suite bathroom with three piece suite comprising; large walk in shower cubicle, hand basin and WC. There is chrome radiator and a door to a large storage cupboard under the eaves.

## Bedroom two

A second large double bedroom with uPVC double glazed window to the rear elevation, central light fitting and radiator. Views to the rear of the property can truly be appreciated from this this bedroom.

## Dressing Room

Leading off the second bedroom this dressing area really is a luxury, with fitted wardrobes and a door leading to storage under the eaves.

## House Bathroom

A fully tiled modern bathroom with a three piece suite

comprising; bath with separate shower, hand basin and WC, uPVC double glazed window to side elevation, Chrome radiator, ceramic tiled flooring and LED spotlights

### Exterior

Externally the property benefits from a large driveway to the side leading to a single garage with up and over door, a lawned area to the front and an enclosed garden with a lawn and decked patio to the rear.

### 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



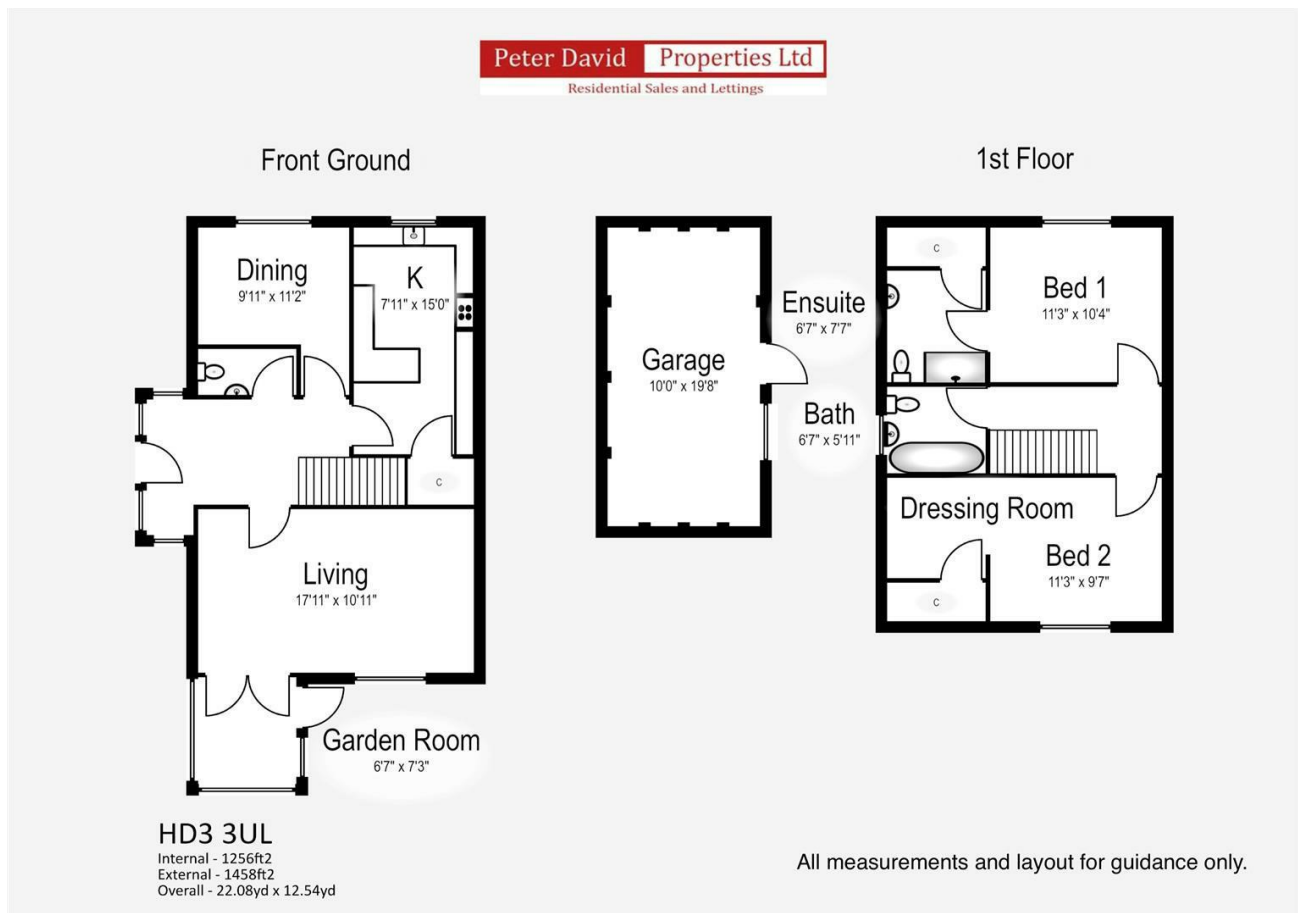
## Hybrid Map



## Terrain Map



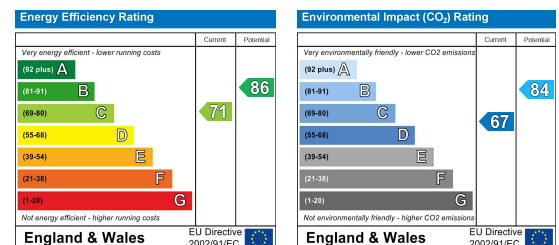
## Floor Plan



## 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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