

# Peter David

# Properties Ltd

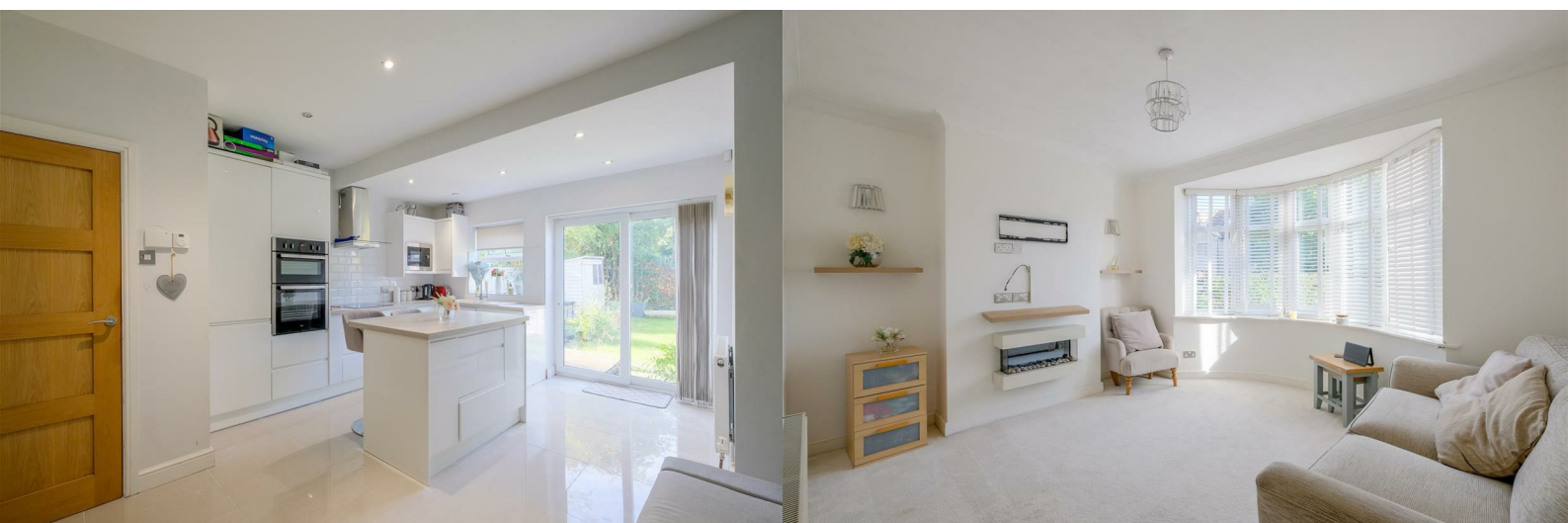
Residential Sales and Lettings



## 121 Laund Road

Salendine Nook, Huddersfield, HD3 3TZ

Offers in the region of £185,000



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## Ground Floor -

### Entrance Hallway

Enter this modern and well presented property via the side entrance through a PVCu door into the hallway. Cream tiled flooring flows throughout and stairs rise to the first floor accommodation.

### Kitchen/Diner

A stunning kitchen/diner, which is the hub of this home provides a perfect space for everything required to suit modern family life. The kitchen is well equipped with white gloss matching wall and base units, laminate work surfaces and cream tiled flooring which flows throughout. Integrated appliances comprise; a dual electric oven and hob, an extractor fan, a dishwasher, an eye-level microwave and a fridge/freezer. There is a ceramic sink and drainer in front of a PVCu window to the rear aspect and sliding PVCu patio doors provide access to the rear garden. The kitchen also benefits from a two seater breakfast bar with laminate worktops, under counter storage, and a large under stairs storage cupboard.

### Living Room

A stylish and spacious living room with an inset modern living flame electric fire and a large PVCu bay window to the front aspect.

## First Floor -

### Landing

Stairs rise to the first floor with a neutral carpet flowing throughout. Access to both bedrooms and the house bathroom.

### Master Bedroom

A large double bedroom benefiting from a PVCu bay window to front elevation.

### Second Bedroom

A further spacious double bedroom with a PVCu window to the rear elevation.

### House Bathroom

A modern fully tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin and a bath with an over head rain head shower. Benefiting from a chrome towel rail and a PVCu privacy window to the rear.

### Exterior

To the rear of the property there is a private and enclosed garden with a decked area and a lawn. To the front there is a tarmac driveway with parking for three cars alongside a well manicured lawn with surrounding mature shrubs leading to the side accessed 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



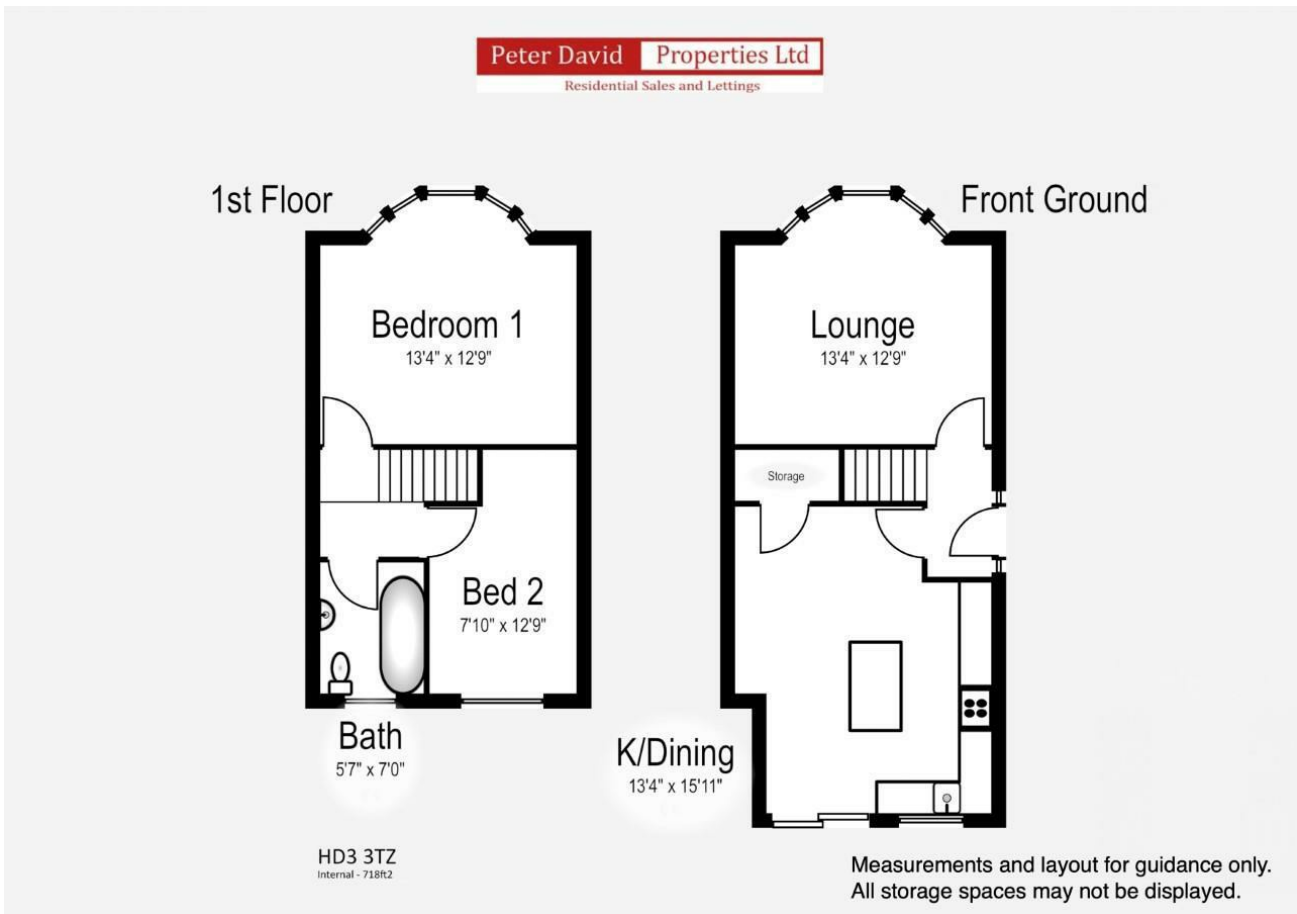
## Hybrid Map



## Terrain Map



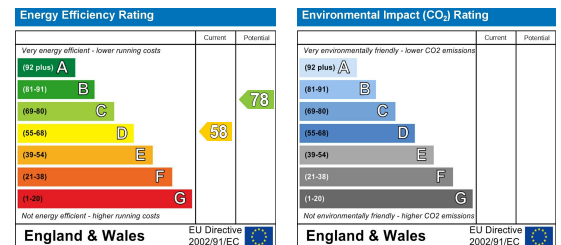
## Floor Plan



## 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.

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