Peter David Properties Ltd

Residential Sales and Lettings

58 Pennine Crescent

Salendine Nook, Huddersfield, HD3 3TA

Offers in the region of £70,000

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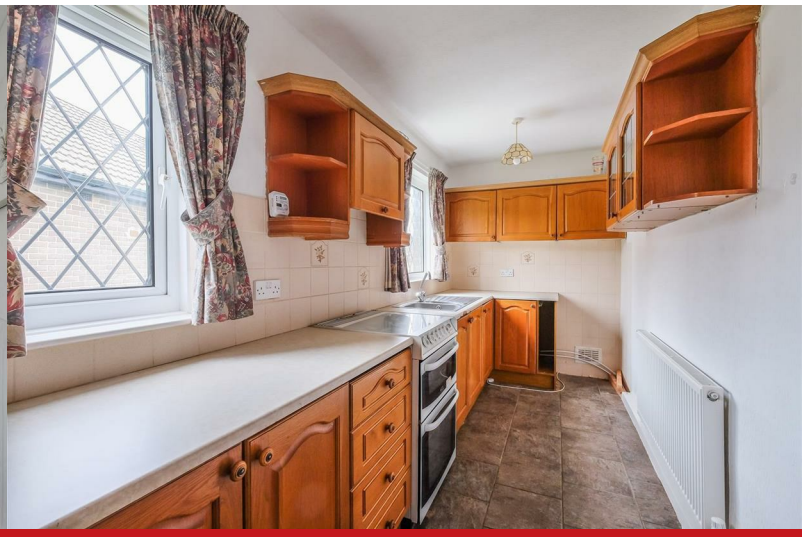

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Entrance Hallway
Access via a PVCu door with carpeted stairs rising to the first floor accommodation.

Living Room
A spacious living room with a large PVCu window to the front elevation allowing plenty of natural light to flow in. This room also benefits from a an electric fire sat on a marble hearth.

Kitchen
A galley kitchen with tiled flooring, matching wall and base units, laminate work surfaces and tiled splashbacks. There is a free standing double electric oven with gas hob, a 1.5 stainless steel sink and drainer and two PVCu windows providing plenty of natural light. A wooden sliding door takes you through to the bathroom and a further large walk in storage cupboard.

Bedroom
To the rear is a spacious double bedroom with fitted wardrobes across one wall. PVCu window to rear elevation.

Bathroom
Off the kitchen is this fully tiled bathroom with tiled flooring. Comprising of: WC, a wash basin and a bath with overhead shower. PVCu privacy window to side elevation.

Exterior/Outhouse
To the front of the property is a lawned garden and to the rear a further large communal lawned area, looked after by the Council. The property benefits from an outhouse, which has plumbing for a washing machine and ample storage space.

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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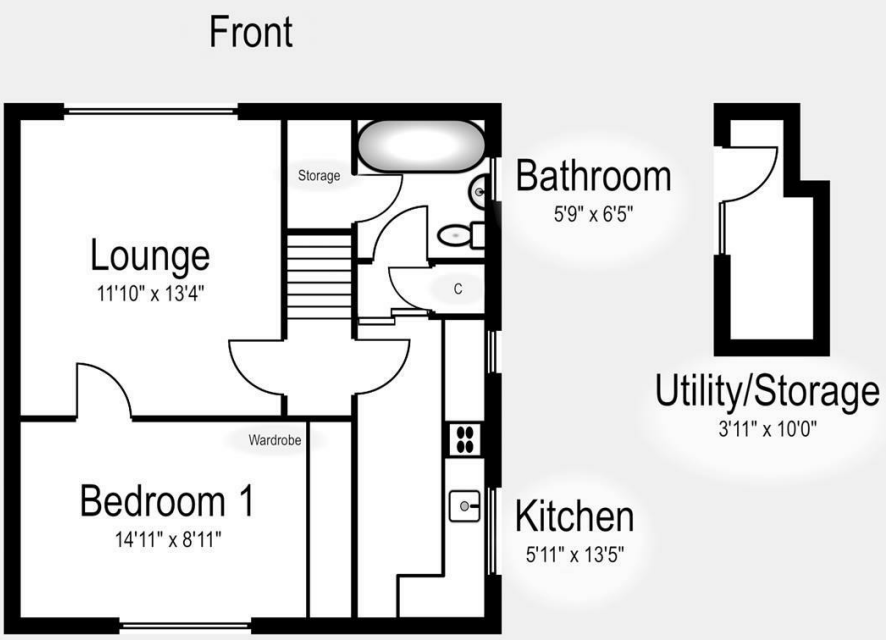


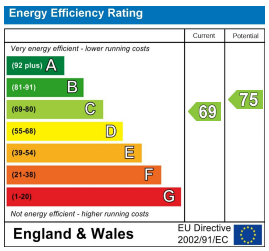
HD3 3TA
Internal - 500ft2

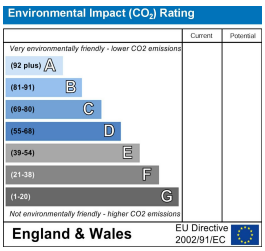
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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