Peter David Properties Ltd

Residential Sales and Lettings

2 Weldon Drive

Outlane, Huddersfield, HD3 3FZ

Offers over £300,000

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Entrance Hallway
Access this stunning property through a PVCu door into the entrance hallway. Benefiting from two large cupboards providing ample storage space. Providing access to all rooms and a loft.

Kitchen/Diner
A beautifully appointed and luxurious kitchen with cream matching wall and base units, decorative wood flooring, granite high gloss worksurfaces and cream brick style splashbacks. Integrated appliances consist of: an electric oven, an induction hob, an extractor fan, a dishwasher, a fridge and sink. There is ample space for a dining table. A large PVCu window allows plenty of natural light into this stunning kitchen.

Living Room
A dual aspect living room featuring a stylish gas fire with ornate marble surround. Benefiting from a large PVCu bay window to front aspect and two further PVCu windows to the side.

House Bathroom
A fully tiled bathroom consisting of: a concealed cystern WC, integrated hand basin with underneath units, bath with overhead shower and glass screen. A PVCu privacy window to the side aspect.

Master Bedroom
A luxurious master bedroom with bespoke floor to ceiling fitted wardrobes. PVCu window to the rear aspect providing views into the garden.

Bedroom Two/Office
A single bedroom also benefiting from bespoke fitted wardrobes. This bedroom could be utilised as an office. PVCu window to side aspect.

Second Reception Room/Third Bedroom
This extended reception room is split over two levels and could be used to serve a variety of purposes (a dining room/sitting room or a third bedroom with a dressing area. There are PVCu french doors leading out to a raised patio area with ornate balustrade and a further PVCu window overlooking the rear garden.

Exterior
This property has landscaped gardens on all sides and a beautiful stone driveway. The driveway (which has parking for three cars) leads to a single garage with electrics and lighting. To the rear of the property there is a summerhouse, patio area, manicured lawns and an abundance of mature shrubs which extends around the side of the property. To the front is a further lawned area.

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.

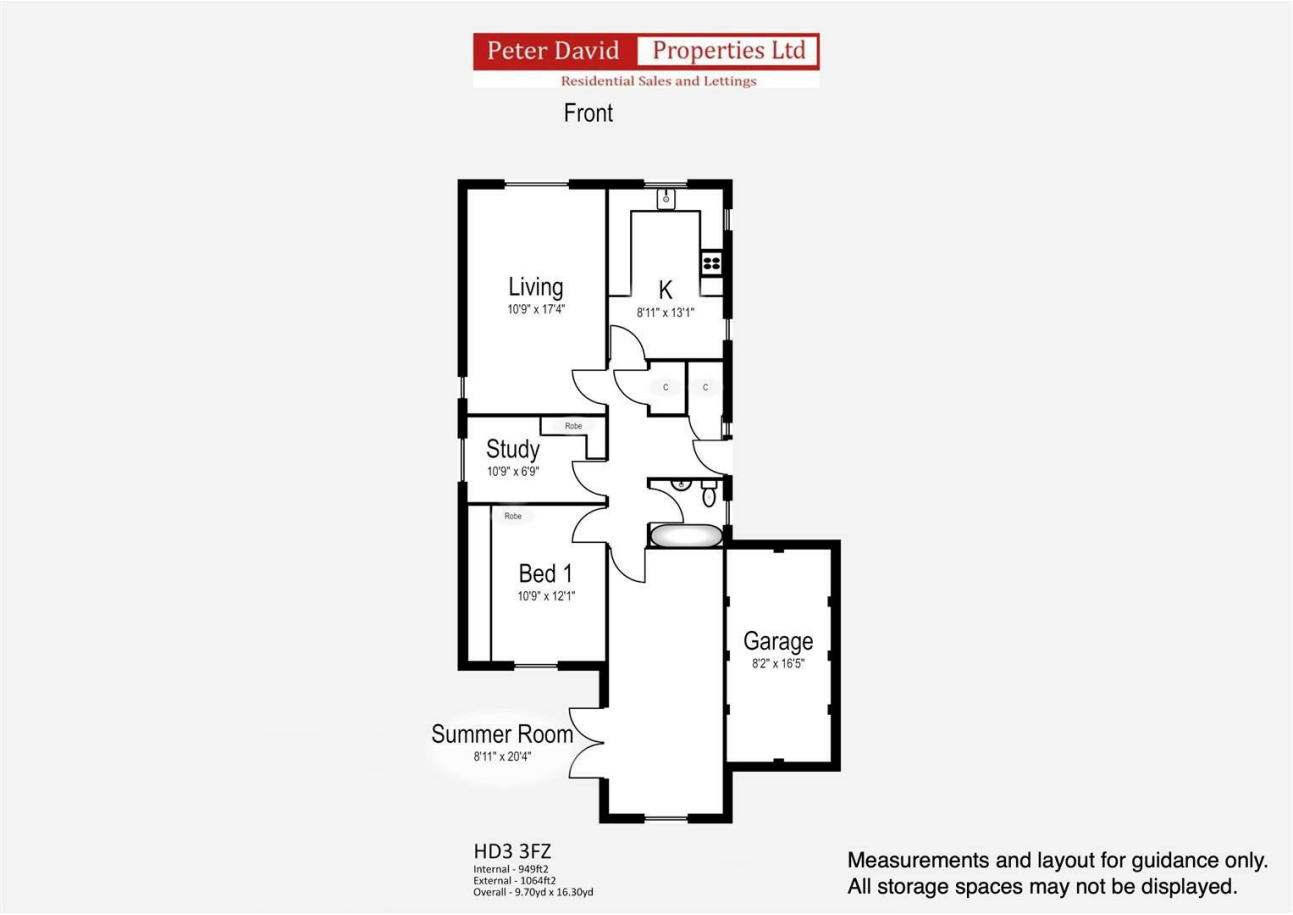
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

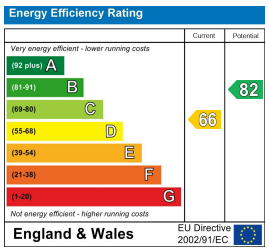
Floor Plan

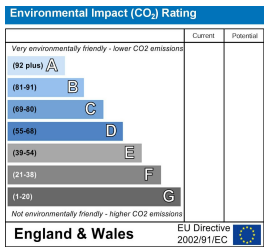


Viewing

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

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