



403 New Hey Road

Salendine Nook, Huddersfield, HD3 3XE

Offers in the region of £125,000



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Entrance Hallway

Enter the property through a PVCu door with laminate flooring. Access to the living room, cellar and stairs rise to the first floor.

Cellar

A useful cellar with electrics and ample storage space.

Living / Kitchen

An open plan kitchen and living room with a PVCu window to the front aspect and an electric fire. The kitchen has matching wall and base units, laminate worktops, tiled splash backs and a stainless steel sink and drainer. Integrated appliances comprise of; an electric oven and hob an extractor fan, there is also space for two freestanding appliance with plumbing for a washing machine.

Landing

A good sized landing with access to both bedrooms and bathroom.

Bedroom One

A double bedroom with PVCu to front elevation and laminate flooring.

Bedroom Two

A single bedroom with PVCu window to front.

House Bathroom

A partially tiled bathroom with vinyl flooring. Comprising of: WC, wash basin, a bath with overhead shower and glass screen. PVCu privacy to side elevation.

Exterior

Mortgages

We recommend Chris Terry at Naomi Financial, 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



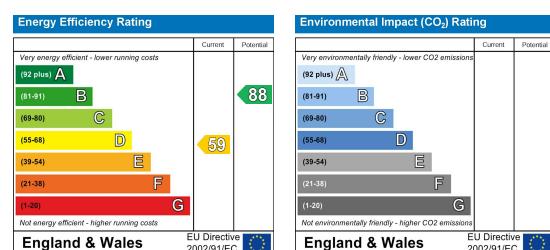
Floor Plan



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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