Peter David Properties Ltd

Residential Sales and Lettings

149 Laund Road

Salendine Nook, Huddersfield, HD3 3TZ

Offers over £190,000

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Entrance Hallway
Enter this stylish property via the side entrance through a composite door into the hallway. Laminate flooring and stairs rising to the first floor accommodation.

Kitchen/Diner
Taking centre-stage is this superb luxury modern kitchen/diner with ceramic tiled flooring, white granite work surfaces, a central island with a contrasting solid wood work surface and seating for four people. Integrated appliances comprise of: an electric double oven, a microwave, an extractor, a fridge, a washing machine and a stainless steel sink. Benefiting from a walk in pantry and ample space for a further dining table or seating. PVCu window and patio doors lead out to the rear garden. There are a further two Velux windows providing plenty of natural light.

Living Room
A stylish living room with large PVCu bay window to the front aspect. An inset gas stove effect fire takes pride of place with a solid wood lintel.

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

Bedroom One
A large double bedroom with fitted wardrobes. PVCu bay window to front aspect

Bedroom Two
A further double bedroom with fitted wardrobes. PVCu window to rear elevation.

House Bathroom
A luxury,modern fully tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin with vanity unit, P-shaped bath with over head shower, dual shower heads and glass screen. Benefiting from chrome towel rail, mirrored cabinet and PVCu privacy window to the rear.

Exterior
A private and enclosed rear garden with paved patio, decorative gravelled area and raised beds. To the front is a paved driveway with parking for three cars and leading to a single detached garage.

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

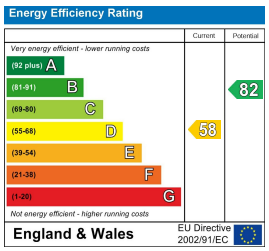
Terrain Map

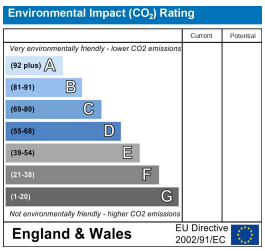
Floor Plan

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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