



14 The Oaks

Salendine Nook, Huddersfield, HD3 3TQ

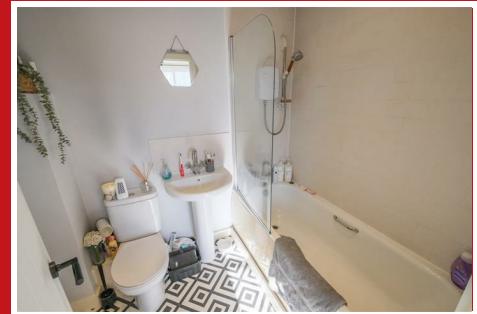
Offers in the region of £292,500



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Ground floor -

Entrance Hallway

Enter the property via a composite door into the hallway with hi-gloss tiled flooring. Access to the kitchen/diner, groundfloor WC, and office. Carpeted stairs rise to the first floor.

Groundfloor WC

A useful groundfloor WC with laminate flooring. Comprising of: a WC and a wash basin with tiled splashback.

Office

To the end of the garage is a room currently used as an office.

Kitchen/Diner

To the rear is this kitchen diner with laminate flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of a gas hob, an extractor and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear of the property. There are two free standing spaces for appliances, one with plumbing for a washing machine and ample space for a family dining table. PVCu patio doors lead out to the rear garden.

First Floor

Carpeted stairs rise to the first floor landing with access to the living room and bedroom with en-suite.

Living Room

To the rear is a spacious living room with PVCu window and PVCu patio doors with a balcony providing plenty of natural light.

Bedroom One

A spacious double bedroom with dual PVCu windows overlooking the front aspect. Benefiting from fitted wardrobes with mirrored sliding doors. Access to the en-suite.

En-Suite

A partially tiled en-suite with vinyl flooring. Comprising of a WC, a wash basin, a bath with overhead electric shower and glass screen. Benefiting from a chrome towel rail.

Second Floor

Access to three bedrooms and house bathroom.

Bedroom Two

To the front is a second double bedroom with PVCu window to front aspect.

Bedroom Three

To the rear a third double bedroom with PVCu window to rear elevation.

Bedroom Four

To the front a single bedroom with PVCu window to front elevation.

House Bathroom

A large partially tiled house bathroom with vinyl flooring. Comprising of a WC, a wash basin, a shower cubicle with an electric shower and glass door and a bath with hand held shower attachment.. PVCu privacy window to rear elevation.

Exterior

To the rear is an enclosed paved and decked area. To the front is a tarmac driveway (off road parking for one car) leading to a garage (storage only).

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.



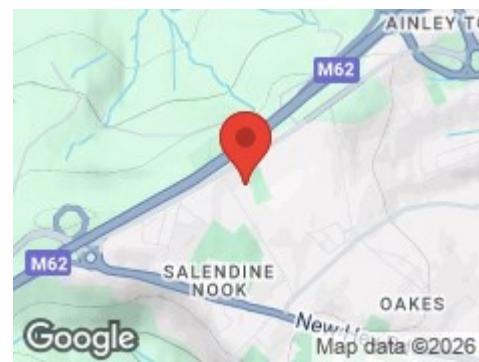
Road Map



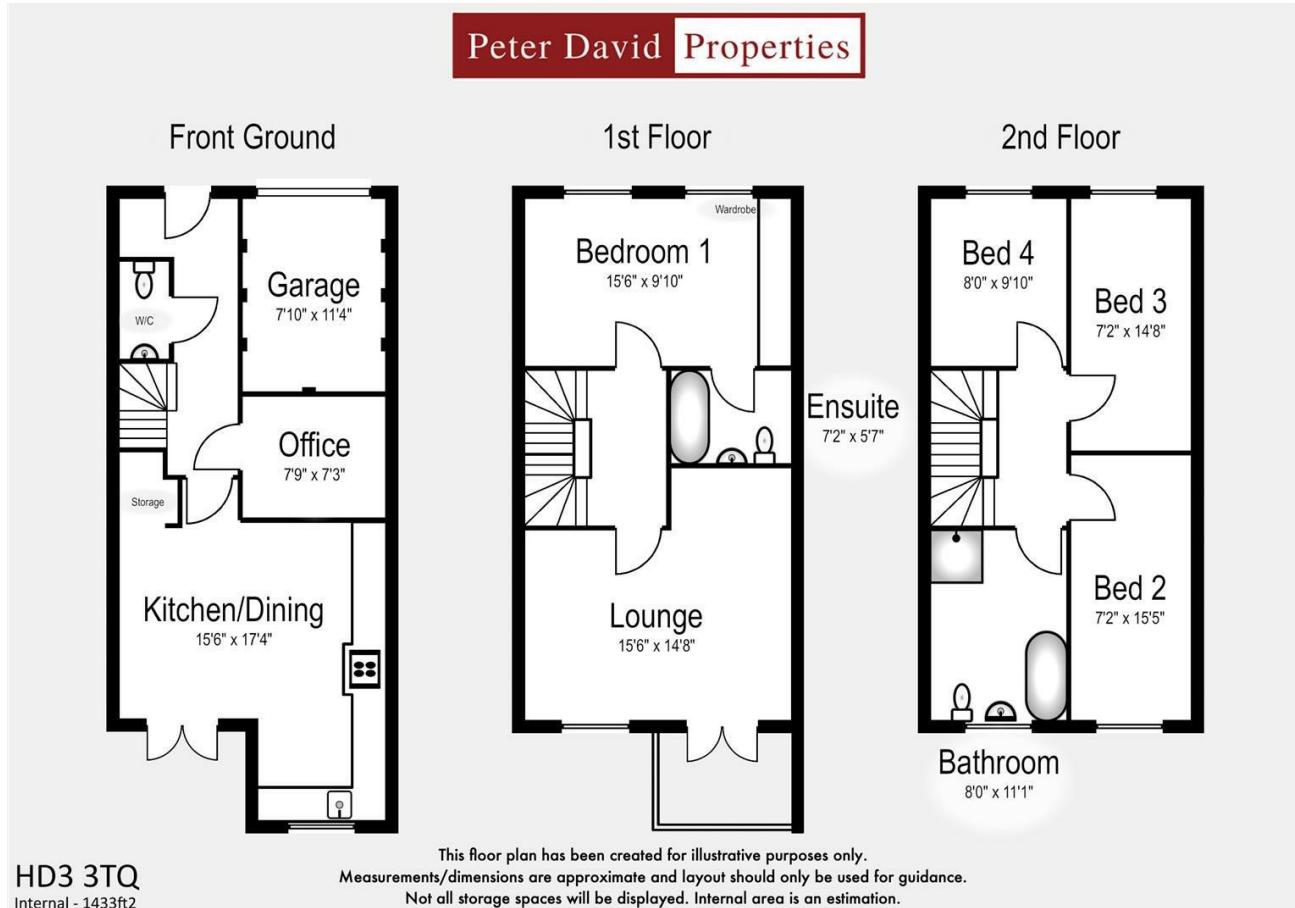
Hybrid Map



Terrain Map



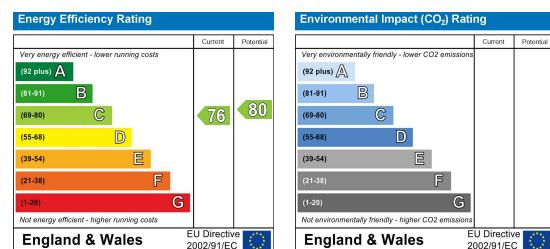
Floor Plan



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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