Peter David Properties Ltd

Residential Sales and Lettings

415 New Hey Road

Salendine Nook, Huddersfield, HD3 3XE

Offers in the region of £172,000

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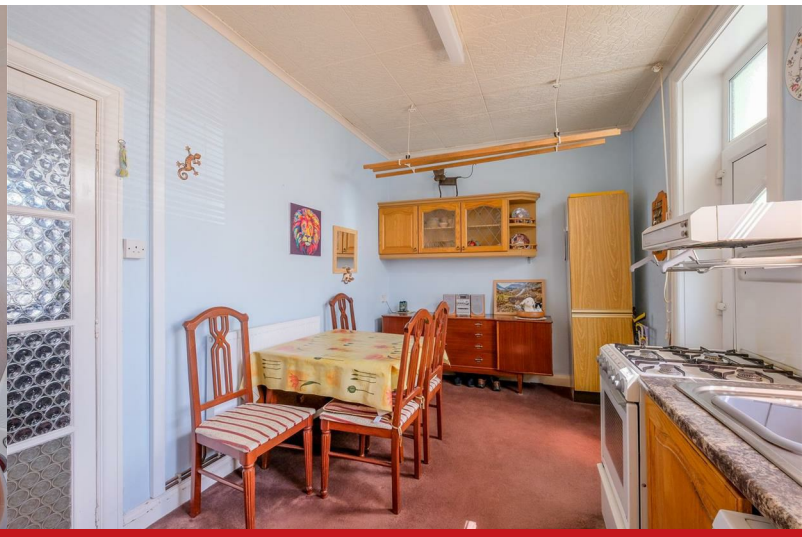

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Ground Floor -

Entrance Hallway
Enter the property via a PVCu front door into the entrance hallway. Access to the living room and stairs rise to the first floor accommodation.

Living Room
A generously sized living room benefiting from a gas fire with a marble hearth and wood surround offering an attractive focal point. Access to the kitchen/diner. PVCu window to the front aspect.

Kitchen/Diner
To the rear of the property is an open plan kitchen/diner briefly comprising of; wooden matching wall and base units, laminate work surfaces, tiled splash-backs and a stainless steel sink and drainer. There are three freestanding spaces for appliances, one with plumbing for a washing machine, ample space for a dining table, and also benefiting from a large storage cupboard. There are two PVCu windows to the rear allowing plenty of natural light to flow in and a PVCu door leading through to the conservatory.

Conservatory
The property benefits from a conservatory with tiled flooring and PVCu windows to three sides. A PVCu door leads out to the south facing patio area.

First Floor -

Landing
Access to all bedrooms and the house bathroom.

Master Bedroom
A generously sized master bedroom set to the front of the property, with fitted wardrobes and a PVCu window to the front elevation.

Second Bedroom
A second double bedroom with fitted wardrobes and a PVCu window to the rear elevation.

Third Bedroom
A single bedroom set to the front of the property, with a spacious storage cupboard and a PVCu window to the front elevation.

House Bathroom
A fully tiled house bathroom comprising of: a WC, a wash basin and a corner shower unit with a glass screen. PVCu privacy window to the rear elevation.

Exterior
To the front of the property is a fully enclosed paved patio area. To the rear is a SOUTH FACING patio area and a paved driveway providing off road parking for one car.

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.

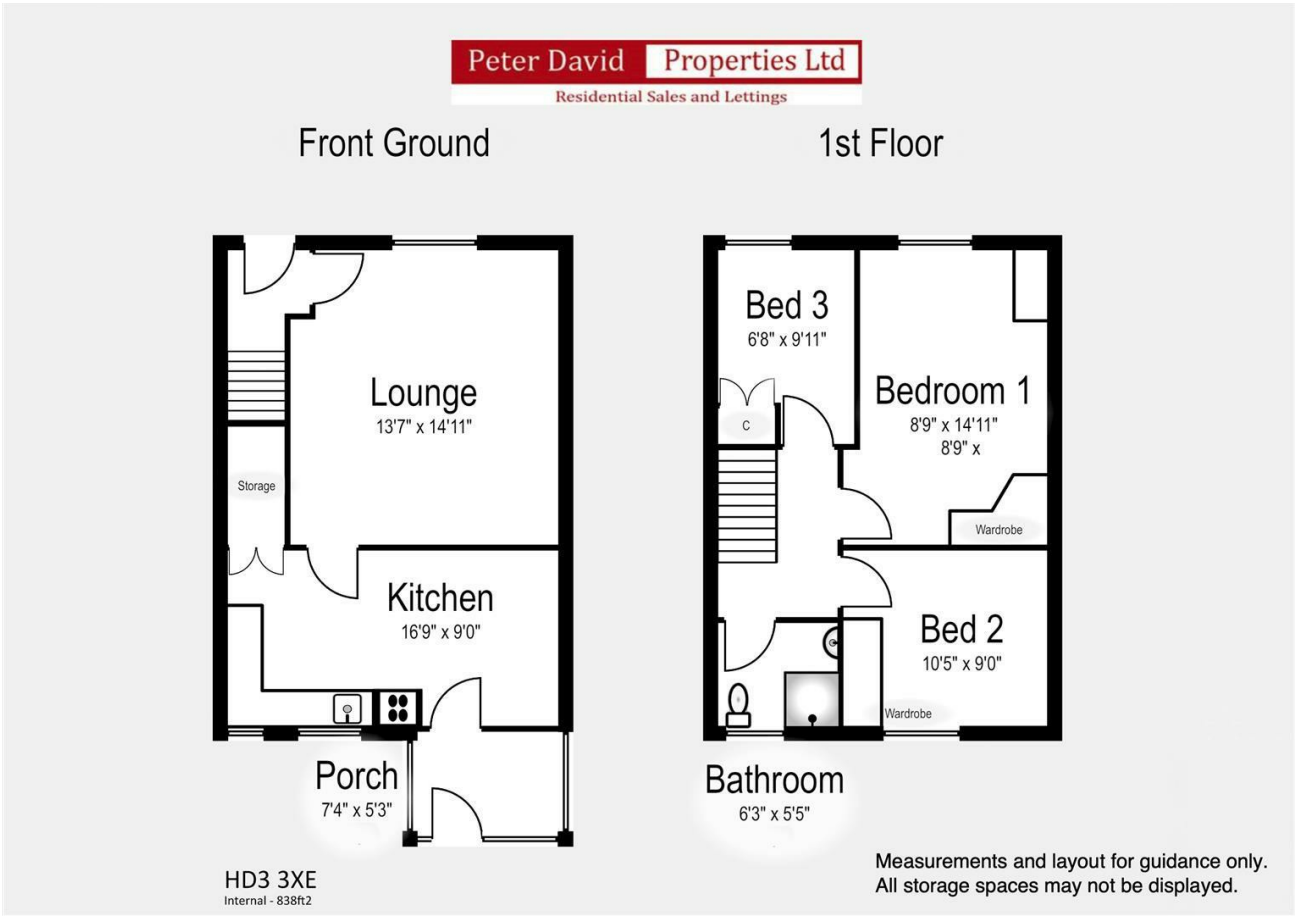
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

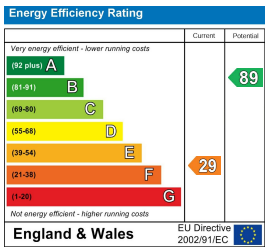
Floor Plan

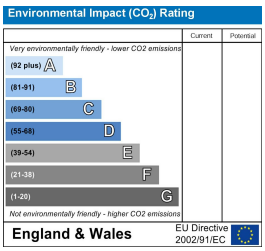


Viewing

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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