Peter David Properties Ltd

Residential Sales and Lettings

12 Kiln Court

Salendine Nook, Huddersfield, HD3 3GH

Offers in the region of £217,500

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Ground floor -

Entrance Hall
Enter the property via a PVCu front door into a spacious entrance hallway with a PVCu window to the front aspect. Laminate flooring flows throughout and there is access to the integral garage, bedroom three and also stairs rising to the first floor.

Bedroom Three
Set at the rear of the property is a ground floor bedroom with a PVCu window to the rear and benefiting from fitted wardrobes across one wall.

En-suite
A partially tiled en-suite with tile effect vinyl to the floor and comprising a WC, wash basin and shower cubicle, Additionally there is a mirrored wall cabinet.

Intergral Garage
Currently used for storage with a useful utility area with plumbing for a washing machine and ample space for additional freestanding appliances.

First floor -

Living Room
A spacious living room with a gas fire set on a marble hearth with a black wooden surround. A neutral carpet flows throughout and there are twin PVCu windows to front elevation allowing plenty of natural light. Stairs rise to second floor accommodation.

Kitchen/Diner
The kitchen/diner is set at the rear of the property and has matching cream gloss wall and base units, laminate work surfaces, tiled splashbacks and a stainless steel sink and drainer. Integrated appliances comprise of: an electric oven, a microwave oven, a gas hob, an extractor and a dishwasher. There is also ample space for an additional freestanding appliance and a dining table. There is a designer, black, vertical radiator, a PVCu window to the rear aspect and a PVCu door leading to the rear garden.

Second floor -

Landing
A carpeted landing providing access to the bedrooms and house bathroom. There is also a loft hatch to the loft space.

Master Bedroom
A generous double bedroom with two large fitted wardrobes with glass and mirrored sliding doors. There are triple PVCu windows to the front aspect including an attractive arched window featuring a window seat with built in storage.

Bedroom Two
To the rear of the property there is a second double bedroom with a fitted wardrobe. There is a PVCu window to the rear aspect overlooking the garden.

House Bathroom
A fully tiled bathroom with tile effect vinyl to the floor and comprising; a WC, wash basin and a bath with overhead shower and folding glass screen. There is a PVCu frosted window to the rear, a chrome towel rail and a mirrored wall cabinet.

Exterior
To the rear of the property there is an enclosed and private garden with a patio area, steps leading up to an artificial turf lawn with surrounding borders and then a

further decked area ideal for alfresco dining and entertaining with a pleasant rockery. To the front there is a block paved drive (parking for two cars) leading to a single integrated garage. Additional parking can be found within the development.

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 traveling 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.

Tenure

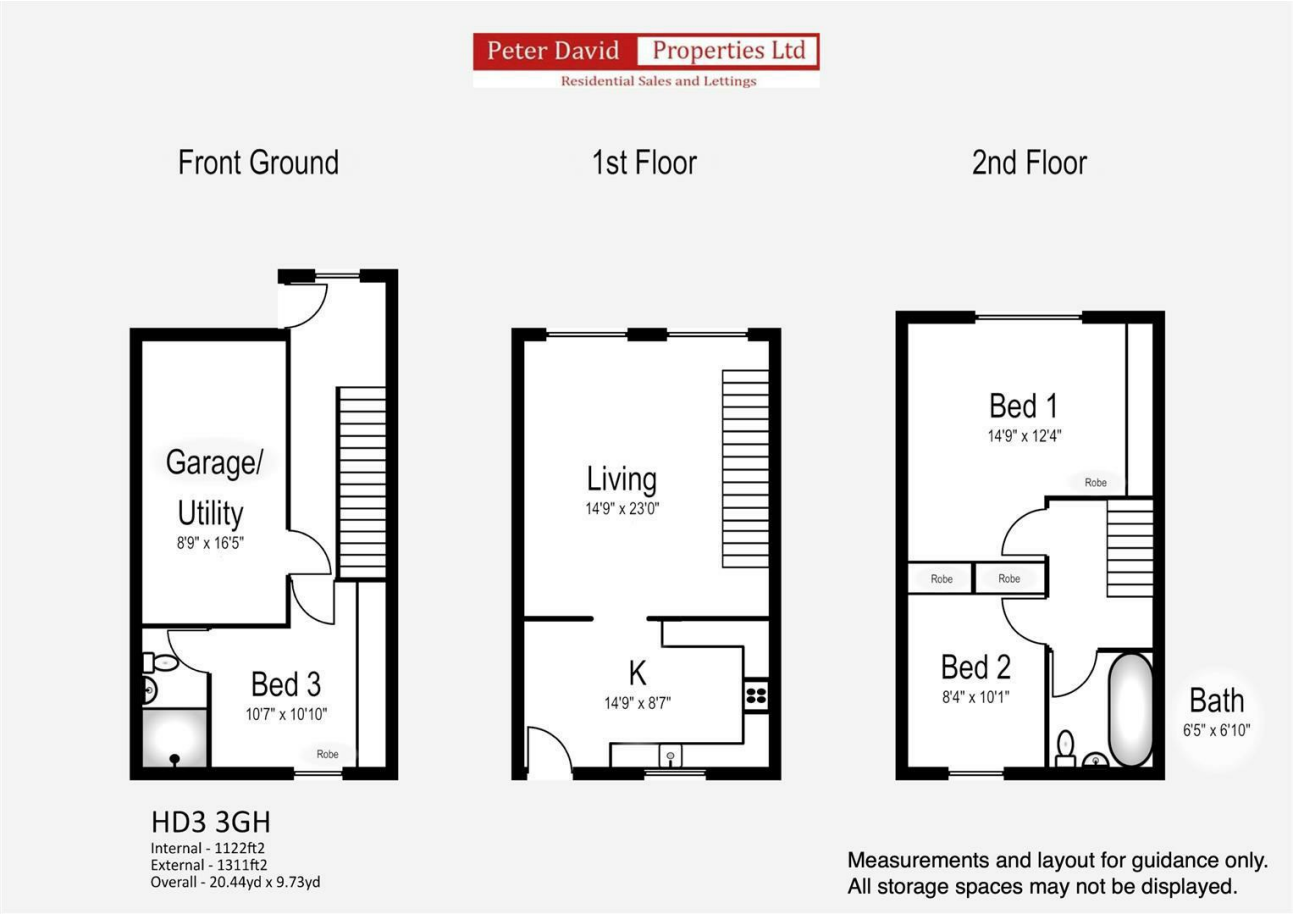
FREEEHOLD

Road Map

Hybrid Map

Terrain Map

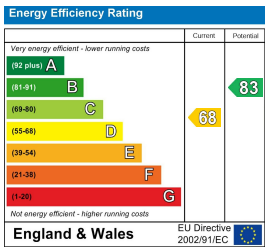
Floor Plan

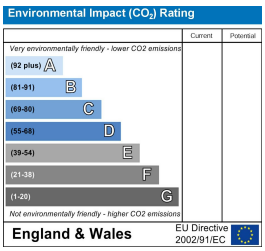


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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