

Peter David

Properties Ltd

Residential Sales and Lettings



48 Rafborn Grove

Salendine Nook, Huddersfield, HD3 3UB

Offers over £280,000



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Entrance Hallway

Enter via a composite door with glass side panel into this light and spacious hallway. Stairs rise to first floor accommodation and access to ground floor WC/cloakroom, living room and kitchen/diner. There is a useful under stairs storage cupboard.

Ground floor WC/Cloakroom

A spacious ground floor WC with wash basin and tiled splashback. There is a PVCu privacy window to the front aspect. Access to a walk in cloakroom which also houses the boiler.

Living Room

A dual aspect living room providing plenty of natural light. A gas fire on a marble hearth with wood surround takes pride of place. Double glass paneled doors lead through to the extended dining room/family room.

Dining Room/Family Room

To the rear of the property there is an extended dining/family room which provides additional living space. This room could be used to serve a variety of purposes. A PVCu bay window overlooks the garden and patio doors lead out to the rear garden.

Kitchen Diner

A stylish and modern L-shaped kitchen/diner with matching wall and base units, laminate work surfaces, tiled splashbacks and high-gloss grey and black ceramic tiled flooring. Integrated appliances comprise of: an eye level oven/microwave, a five ring gas hob, a fridge freezer and a ceramic 1.5 sink and drainer. Also benefiting from a breakfast bar with seating for four people and an under stairs storage cupboard with plumbing for a washing machine. Twin PVCu windows

overlook the rear garden, providing plenty of natural light and barn style composite door to side entrance.

Landing

Providing access to all bedrooms, house bathroom and fully boarded and insulated loft. PVCu window to side elevation.

Bedroom One

A double bedroom with fitted wardrobes. PVCu window to front aspect.

Bedroom Two

A further double bedroom with a useful storage cupboard. PVCu window to rear elevation

Bedroom Three

A single bedroom with PVCu window to front aspect.

House Bathroom

A luxury fully tiled house bathroom comprising of; concealed cistern WC, wash basin inset in a vanity unit and a bath with overhead rainfall shower, hand held shower attachment and glass screen. Featuring chrome towel rail and mirror with glass shelf. PVCu privacy window to rear elevation.

Exterior

This property benefits from a large south facing private and enclosed garden with a patio area, lawn, decorative patio area and an abundance of mature trees and shrub, which is fully enclosed with a side gate. To the front of the property there is a concrete driveway (providing parking for one car) a further lawn and herbacious borders. There is potential to extend the property to the side and rear subject to planning permission .

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



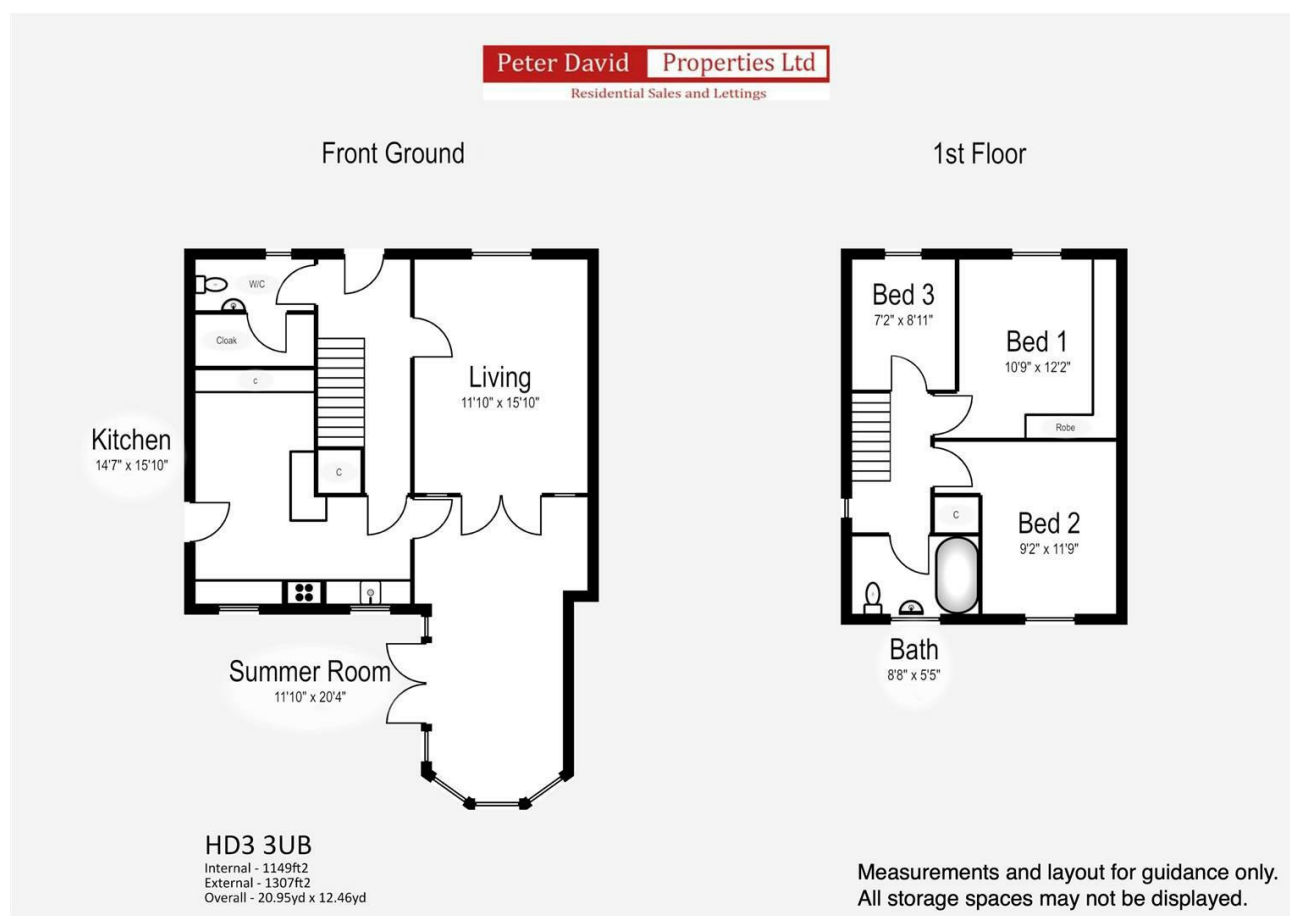
Hybrid Map



Terrain Map



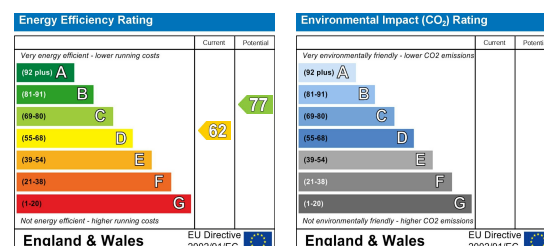
Floor Plan



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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