

# Peter David

# Properties Ltd

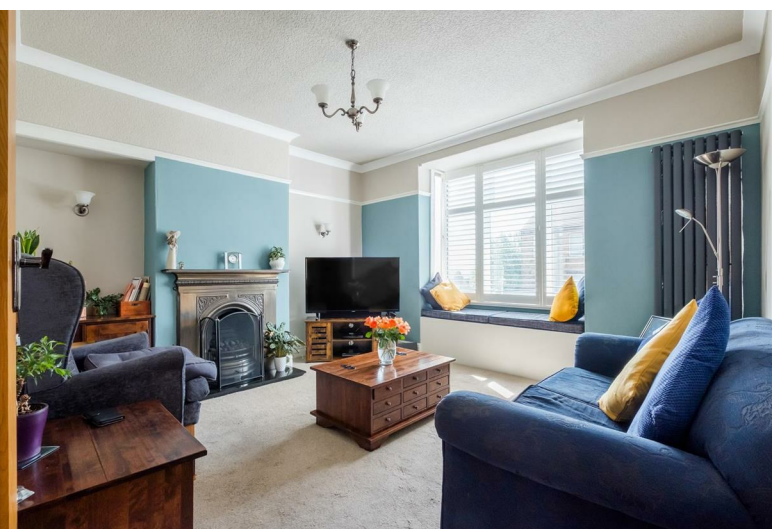
Residential Sales and Lettings



## 336 New Hey Road

Salendine Nook, Huddersfield, HD3 4GQ

Offers in the region of £250,000



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## Ground Floor -

### Entrance Porch

Enter the property via a PVCu door into the entrance porch finished with tiled flooring. There are PVCu windows to two sides, allowing plenty of natural light to flow through and a hardwood door provides access to the entrance hallway.

### Entrance Hallway

A spacious entrance hallway with coir matting underfoot and a patterned carpet. Via oak doors the hallway provides access to the living room, kitchen/diner, third bedroom and a spacious storage cupboard which includes plumbing for a washing machine and houses the boiler.

### Living Room

A well appointed living room with a neutral carpet featuring a gas fire set on a granite hearth with a steel surround, a PVCu bay window with custom fitted shutters, and a modern composite vertical radiator.

### Open Plan Kitchen/Diner

Comprising of wooden wall and base units, tiled splash-backs, granite work-surfaces and a composite sink and drainer this spacious open plan kitchen/diner provides the perfect place for the whole family to enjoy! Integrated appliances comprise of a fan electric oven and grill, an induction hob, an extractor fan and a dishwasher. There is an additional space for a fridge/freezer (the vendors are willing to sell the fridge/freezer currently in the property, should prospective buyers be interested). The kitchen is flooded with light via a PVCu window to the conservatory, a further PVCu picture window providing a gorgeous outlook to the rear garden and two Velux windows. Access to the conservatory.

### Conservatory

A bright and airy conservatory with PVCu windows to three sides. There is PVCu French doors providing access to the

third bedroom and PVCu sliding doors that lead out to the rear garden.

### Bedroom Three

Located on the ground floor is the third double bedroom benefiting from fitted wardrobes and wall mounted storage. Access to the ground-floor WC.

### Ground Floor WC

A useful WC comprising of a WC and a wash basin.

## First Floor -

### Landing

The landing features exposed beams and a PVCu window to the side aspect. There is plenty of space to make use of the landing as a reading nook or an office space. Access to both bedrooms and the house bathroom.

### Master Bedroom

A gorgeous master bedroom featuring double fitted wardrobes and a large PVCu picture window with custom fitted shutters that provides a gorgeous view looking out to the rear garden. Additionally, there is a walk-in closet providing ample storage space, with a further PVCu window to the rear elevation.

### Bedroom Two

A second double bedroom with a PVCu window to the front elevation.

### House Bathroom

A luxurious family bathroom with underfloor heating, comprising of a WC, a double walk in shower with a glass screen and a wash basin set in a wooden vanity unit providing ample storage space. The space is illuminated by three PVCu privacy windows. To add to the WOW factor this bathroom benefits from a dry sauna enhancing the luxurious appeal of this property!

## Exterior

Externally, this property boasts a serene rear garden offering a private oasis perfect for relaxing or entertaining guests. It is a tiered garden with various patio areas, decorative gravel and trees and shrubs. There is the added benefit of a summerhouse with electrics, a greenhouse and a further shed. To the side of the property is a concrete driveway leading to a 0.5 single garage with an electric door and a bike store providing the ideal 'man cave'.

## 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



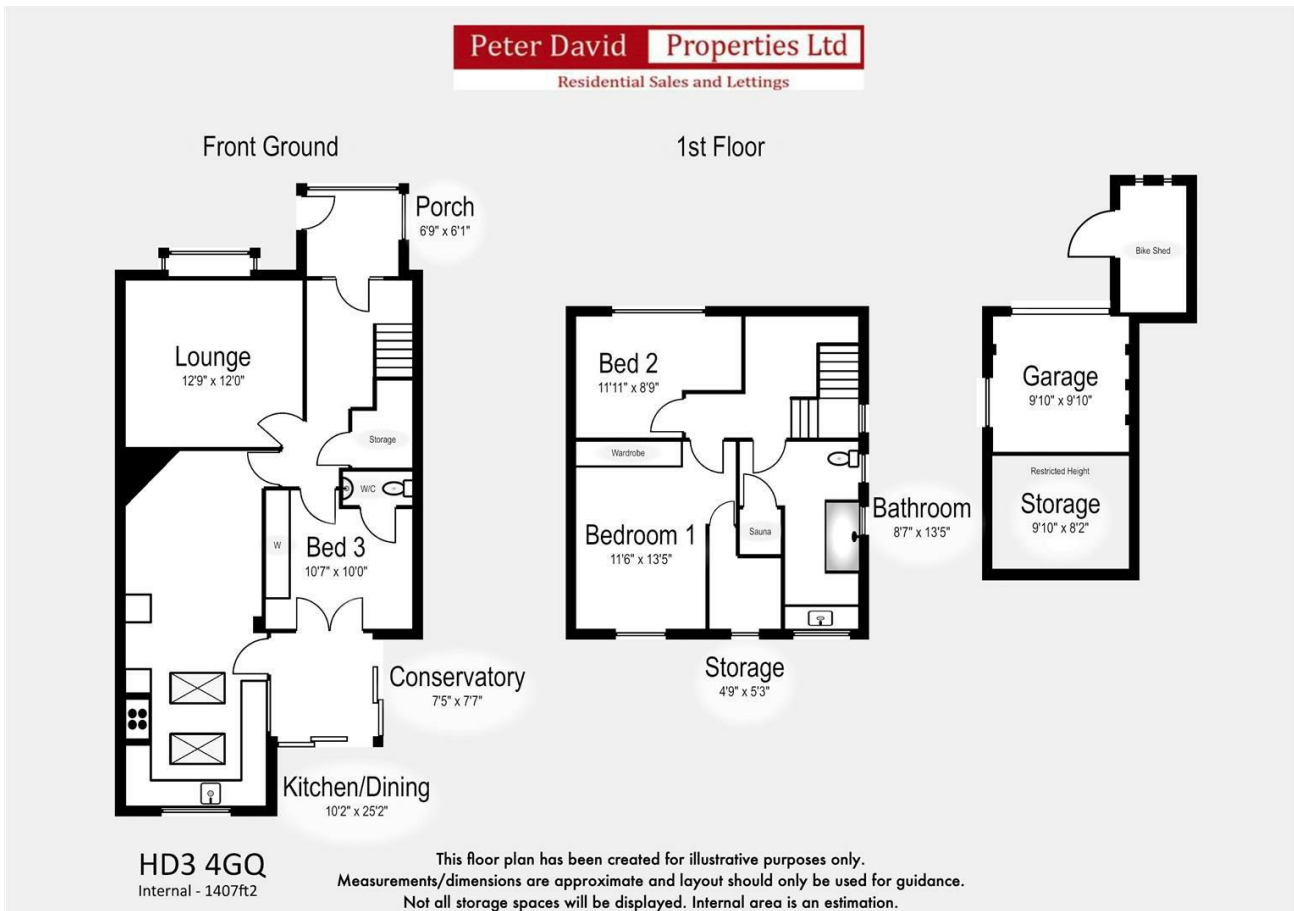
## Hybrid Map



## Terrain Map



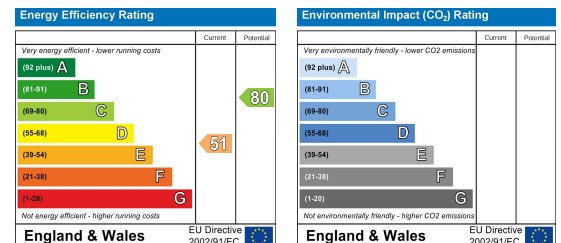
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk