

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 26 Kiln Court

Salendine Nook, Huddersfield, HD3 3GH

Offers in the region of £320,000



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## Ground Floor:

### Entrance Hallway

Enter Pipikin Cottage via a solid wood door into this characterful cottage with feature wood ceilings and beams flowing throughout the groundfloor. Access to all bedrooms and house bathroom. Stairs rise to the first floor accommodation.

### Master Bedroom

A large double bedroom with feature ceiling and beams. Benefiting from fitted wardrobes, a dressing table and a large wooden double glazed window to the front aspect. Access to the en-suite.

### En- Suite

A fully tiled en-suite with ceramic tiles to the floor. Comprising of: a WC, a wash basin and a large double shower cubicle. with a glass door. Also featuring a chrome towel rail, a mirror and a mirrored cabinet.

### Bedroom Two

A second spacious double bedroom with feature ceilings and beams. Wooden double glazed window to front aspect.

### Bedroom Three

A third double bedroom with feature ceiling and beams. Wooden double glazed window to side aspect.

### House Bathroom

A partially tiled modern bathroom with ceramic tiled flooring. Comprising of: a concealed cistern WC, a wash basin with vanity unit and a free standing bath with hand held shower attachment. Benefiting from an illuminated mirrored cabinet, chrome towel rail and individual contemporary lighting

## Utility

A useful utility with plumbing for a washing machine and shelving for storage.

## First Floor:

Stairs rise to the living/dining room and kitchen. There is a large useful under eaves storage cupboard.

## Living/Dining Room

This living/dining room is truly the hub of the house with high beamed ceilings, a beamed A-frame and a large multi-fuel fire on an Indian Stone hearth with an individual stone fireplace taking centre stage. This room is unique in everyway and has a feature wood double glazed window to the front and another window to the side aspect providing plenty of natural light.

## Kitchen

A kitchen with laminate flooring comprising of: matching wall and base units, granite worktops, tiled splashbacks and a belfast sink. Integrated appliances comprise of a Rangemaster double oven, a five ring gas hob, an extractor, a dishwasher and a fridge freezer. Benefiting from a breakfast bar with seating for four people. Wooden double glazed window to the side elevation, beamed ceiling and a feature stone wall.

## Exterior

To the front of the property is a block paved driveway with off-road parking for two cars and a gravelled garden. To the side of the property is a stone pathway and a lawn with a curved brick wall surround.,

## 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



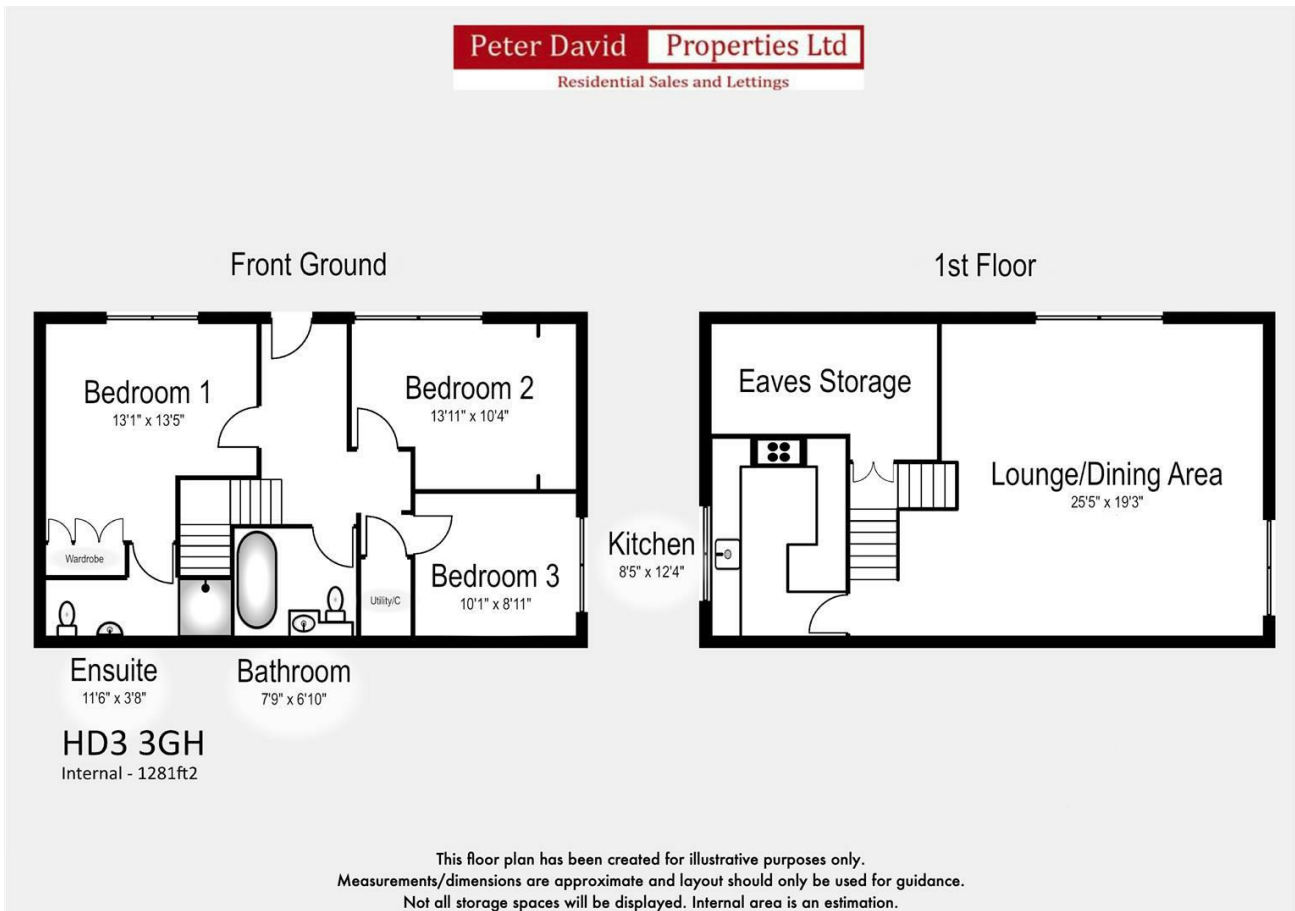
## Hybrid Map



## 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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