Peter David Properties Ltd

Residential Sales and Lettings

4 Morton Way

Salendine Nook, Huddersfield, HD3 3GJ

Offers in the region of £299,950

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Ground Floor -

Entrance Hallway
Access the property through a hardwood door into a spacious and welcoming hallway with ceramic tiled flooring. The hallway provides access to a large cloaks cupboard and the living room.

Living Room
The heart of this home is a spacious yet cosy room that effortlessly combines living, dining, and study areas. It features a charming exposed brick alcove fireplace with a stone hearth and a log-effect gas stove. The ceiling's exposed beams and the attractive engineered wood flooring add character. Twin Georgian-style windows at the front and side flood the room with natural light and an open-plan turned staircase leads to the first floor, with a convenient storage cupboard underneath.

Kitchen
A modern kitchen boasting a comprehensive range of cream shaker-style wall and base units with ceramic tiled splash backs and a wood effect laminate work surface. Integrated appliances comprise of a one-and-a-half bowl ceramic sink unit, integrated Hotpoint electric oven, four-plate ceramic hob with extractor hood, integrated dishwasher, washing machine, and fridge/freezer.A feature arched window allows plenty of natural daylight to flood the space and a solid wood door provides access to the garden.

First Floor -

Landing
A spacious galleried landing area featuring a turned staircase from the ground floor, a spindled balustrade, and a Velux-style roof window that floods the first floor with natural light. There is also access to an insulated loft area, currently used for storage.

Master Bedroom
A generously proportioned master bedroom with a plush cream carpet underfoot and fitted wardrobes with sliding mirrored doors. There are twin hardwood windows to the front elevation allowing plenty of natural light to flow through.

Bedroom Two
A second double bedroom with a plush cream carpet and a hardwood window to the front elevation.

Bedroom Three
A third small double bedroom with a plush cream carpet and a hardwood window to the side elevation.

House Bathroom
A modern house fully tiled house bathroom comprising of a contemporary four piece white suite with contrasting ceramic tiled surround and flooring. Comprising of a w.c, a wash basin, a bath unit, a separate shower cubicle with a glass screen, a vertical chrome ladder radiator, feature exposed beam work and a hardwood window to the side elevation.

Exterior
To the front of the property is a block paved driveway providing off street parking for three cars with a dry stone wall boundary. Continuing to the side is a lawned garden with a south-east orientation with herbaceous borders and a further paved patio area offering a pleasant seating area.

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

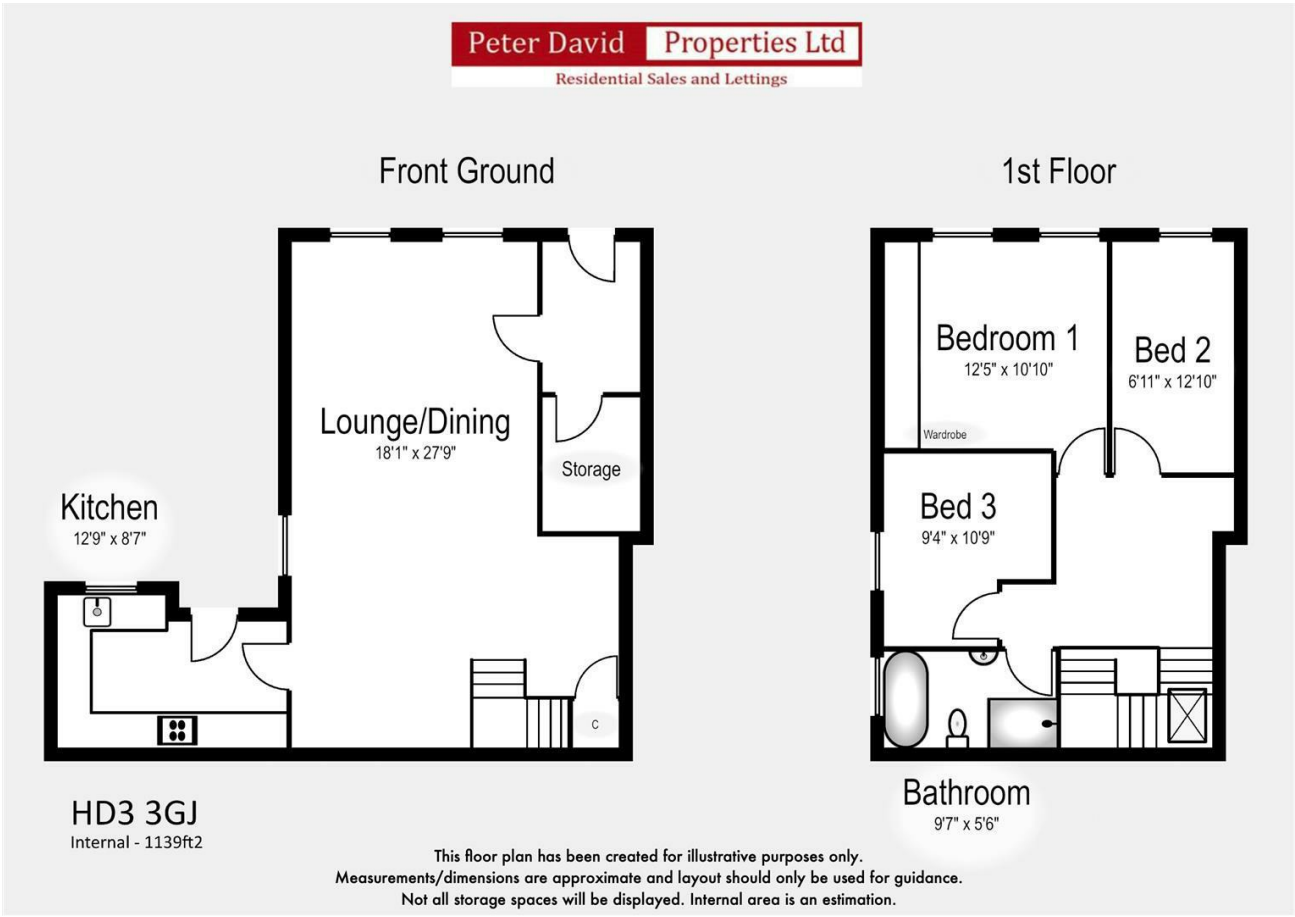
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

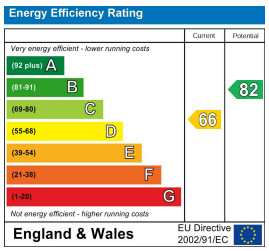
Floor Plan

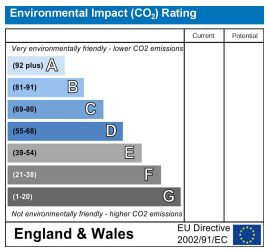


Viewing

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

Energy Efficiency Graph





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