

Peter David

Properties Ltd

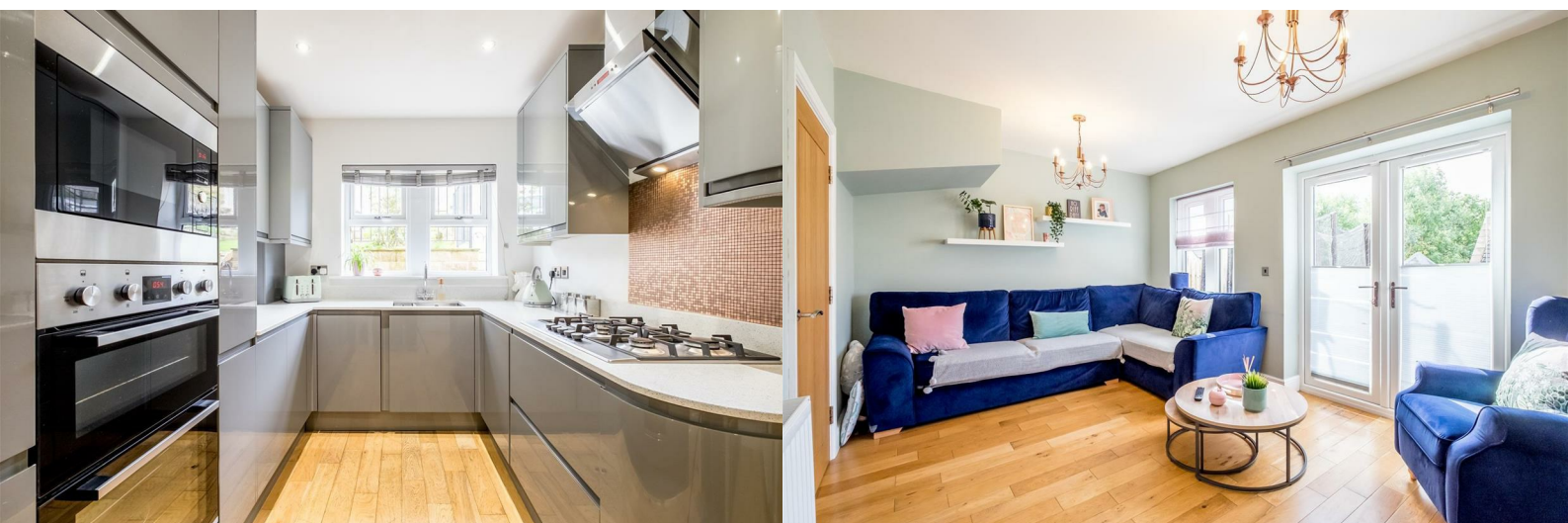
Residential Sales and Lettings



## 18 Laund Croft

Salendine Nook, Huddersfield, HD3 3XT

Offers in the region of £270,000



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## Ground floor -

### Entrance Hallway

Enter this stunning property via a composite door into the hallway. There are solid internal oak doors throughout the property and solid oak flooring flows throughout the ground floor (except the WC). The hallway provides access to the ground floor WC, kitchen/diner and living room and there are carpeted stairs rising to the first floor accommodation. A PVCu window is situated to the side aspect. Additionally there is a useful under stairs storage cupboard.

### Ground Floor WC

A partially tiled, luxurious ground floor WC with tiled flooring. Comprising of: a WC, wash basin with vanity unit and benefiting from chrome towel rail and PVCu privacy window to front aspect.

### Kitchen/Diner

A luxury modern kitchen diner with high gloss grey matching wall and base units, solid oak flooring and white granite work surfaces. Integrated appliances comprise of: an eye level double electric oven and microwave, a five ring gas hob, an extractor fan, a fridge freezer, a dishwasher, a washing machine and an inset stainless steel sink, There is ample space for a dining table. PVCu window to the front aspect.

### Living Room

The living room is set at the rear of the property and boasts solid wood oak flooring. There is a PVCu window to the rear together with PVCu patio doors leading out to the garden.

## First floor -

## Landing

An attractive landing with a luxurious, deep pile grey carpet and a solid oak and glass banister. There is a PVCu window to the side aspect. Access to two double bedrooms and house bathroom.

### Bedroom Two

A large double bedroom with two PVCu windows to front elevation. The room benefits from a large built-in wardrobe with sliding doors.

### Bedroom Three

A further double bedroom to the rear of the property with a large PVCu window overlooking the garden. A grey carpet flows throughout and there are dual built-in wardrobes and a smaller unit to one wall.

### House Bathroom

A luxurious fully tiled house bathroom comprising of a WC, wash basin, bath and corner shower unit. The room also benefits from tiled flooring and a chrome towel rail.

## Second floor -

## Landing

A second floor landing with a luxurious, deep pile grey carpet and a solid oak and glass banister. There is a PVCu window to the side aspect and a large storage cupboard in the eaves at the top of the stairs and access to the Master Bedroom.

### Master Bedroom

A well proportioned master bedroom with two Velux windows providing ample light. The room also benefits from fitted wardrobes to the alcove. Access to the luxurious en-suite.

### En-suite

A fully tiled, stunning en-suite comprising of a WC, wash basin with vanity unit, and a double walk-in, dual head shower with glass screen. The en-suite also benefits from a chrome towel rail and a Velux window.

### Exterior

Externally the property benefits from an enclosed garden to the rear with a pleasant lawn and a decked area, ideal for relaxing or entertaining. To the front of the property is a large lawn space and a paved pathway which runs around the side to the rear garden. There is a paved driveway providing parking for two cars.

### 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



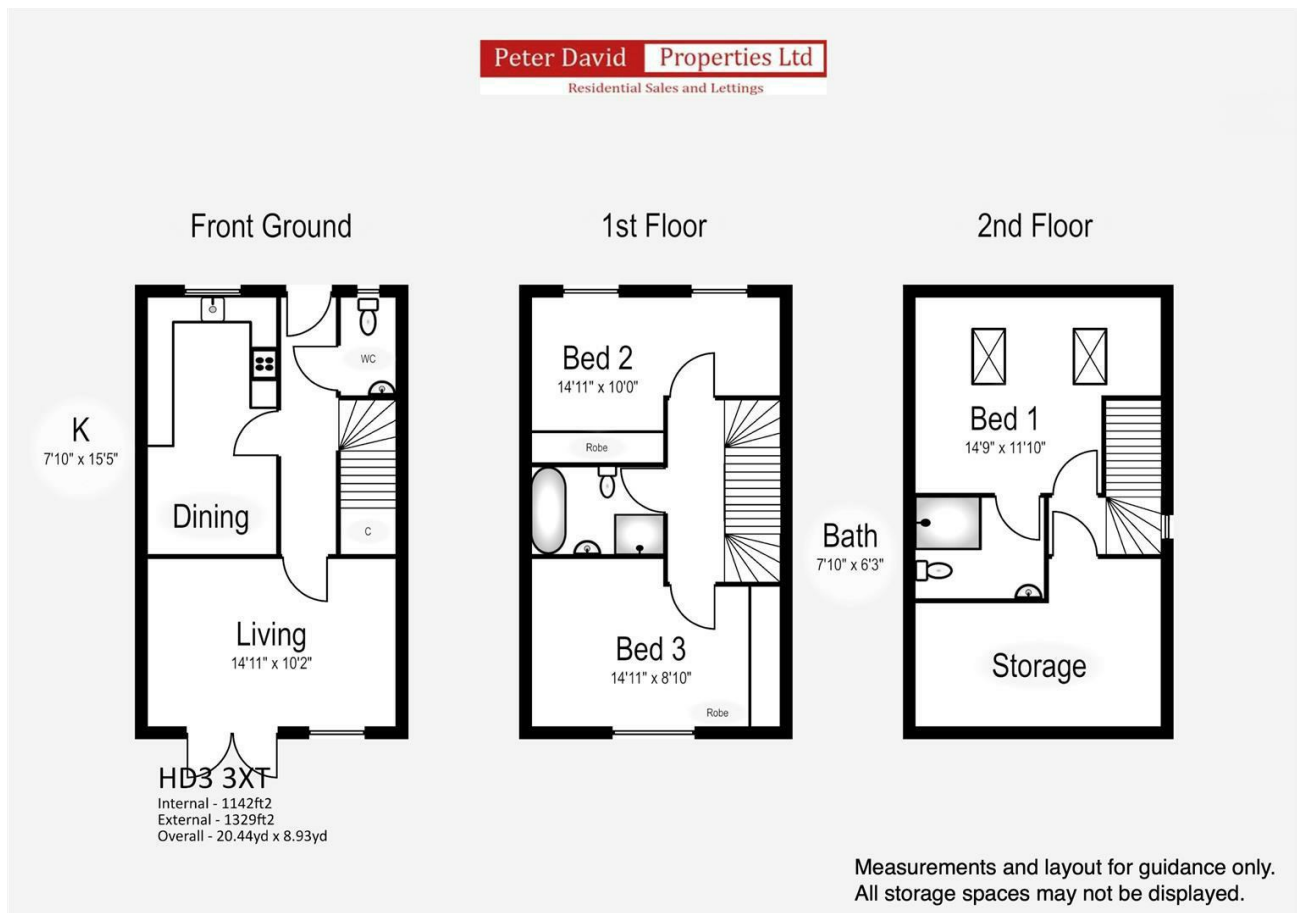
## Hybrid Map



## Terrain Map



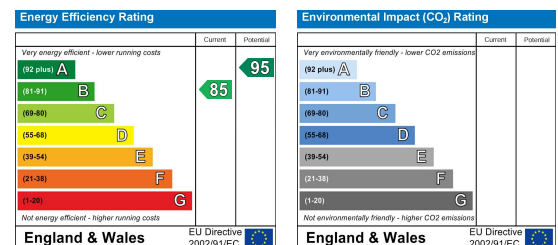
## Floor Plan



## 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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