

Peter David

Properties Ltd

Residential Sales and Lettings



26 Wheatfield Avenue

Salendine Nook, Huddersfield, HD3 4FR

Offers in the region of £189,950



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Entrance Porch

Enter via a PVCu door to the side into a useful porch, there are ceramic tiles to the floor and PVCu windows. Access to the kitchen through a solid wood door.

Kitchen

A stylish and modern hi-specification kitchen with contrasting wall and base units, laminate work surfaces and ceramic tiled flooring. A separate unit houses the eye level electric oven and combination oven. Integrated appliances comprise of: a Bosh induction hob featuring a stylish tiled splashback, an extractor fan, a dishwasher, a fridge freezer and a ceramic sink and drainer. Benefiting from a breakfast bar with seating for three people and a large under stairs storage cupboard providing ample storage space. PVCu window to the rear aspect. Access to the utility and stairs rising to first floor accommodation.

Utility

A useful utility room with ceramic tiled flooring and laminate worksurfaces. There is space for two free standing appliances, one with plumbing for a washing machine. Two PVCu windows, one to side aspect and one to rear.

Living Room

A light and airy living room with feature PVCu bay window to front aspect. Benefiting from a neutral carpet.

Landing

Carpet flows up the stairs to the first floor accommodation. Access to three bedrooms and a house bathroom.

Master Bedroom

A large double bedroom with feature PVCu bay window to front aspect. Benefiting from fitted wardrobes and carpet throughout.

Bedroom Two

A second bedroom with PVCu window to rear elevation.

Bedroom Three

A further single bedroom with PVCu window to rear elevation.

House Bathroom

A modern and stylish fully tiled house bathroom with ceramic tiles to the floor. Comprising: a concealed cistern WC, a wash basin with vanity unit and bath with over head shower. PVCu privacy window to rear elevation.

Exterior

To the rear of the property there is a tiered garden with decorative gravel, a lawned area and a shed. To the front and side is a paved pathway and a further lawned 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.

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