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.

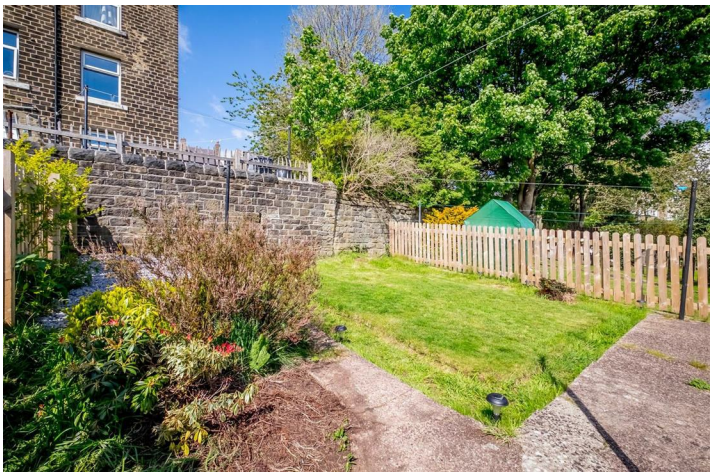
House Bathroom
A modern and stylish fully tiled house bathroom with ceramic tiles to the floor. Comprising: a concealed cistern WC, a wash basin with vanity unit and bath with over head shower. PVCu privacy window to rear elevation.

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.
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

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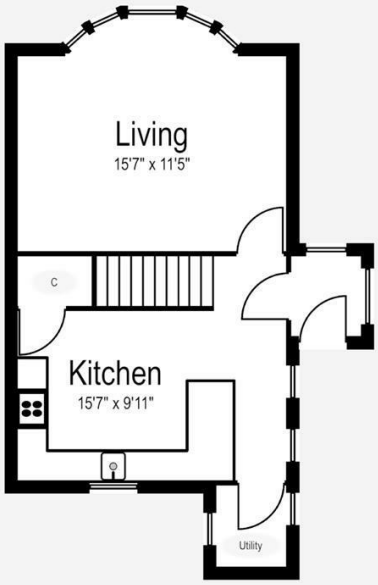
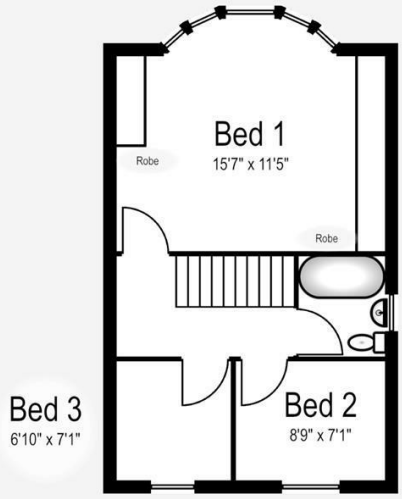
Front Ground



1st Floor



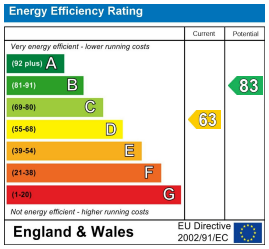
HD3 4FR
Internal - 834ft2
External - 973ft2
Overall - 18.98yd x 10.90yd

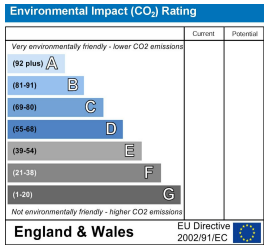
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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