

Peter David

Properties Ltd

Residential Sales and Lettings



19 Hayfield Avenue

Salendine Nook, Huddersfield, HD3 4FZ

Offers in the region of £260,000



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Ground Floor:-

Entrance Hallway

Enter this hallway via a PVCu door to side aspect. Laminate flooring flows throughout the ground floor. Access to the kitchen, living room, dining room, bathroom and double bedroom.

Kitchen

A well appointed modern, luxury kitchen with matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an eye level double oven, a gas hob, an extractor fan and a dishwasher. The kitchen also benefits from a ceramic sink and drainer and wood effect laminate flooring. There is ample space for an American fridge freezer. PVCu window the front aspect.

Living Room

A spacious living room with wood effect laminate flooring. An electric fire on a marble hearth with wood surround takes pride of place. Solid wood double doors lead through to the dining room. PVCu window to front aspect.

Dining Room

The useful second reception is currently utilised as dining room but could be used to serve a variety of purposes. Accessed via the living room through solid wood double doors. There are PVCu patio doors leading out to the fully decked rear garden. Stairs rise to the first floor accommodation.

Ground Floor Bathroom

A partially tiled house bathroom with high gloss laminate flooring. Comprising of: WC, hand basin and bath with hand held shower attachment. Benefiting

from a chrome towel rail and corner mirrored cabinet. PVCu privacy window to side aspect.

Ground floor - Bedroom Two

A double bedroom with wood effect laminate flooring. PVCu window to rear garden.

First Floor:-

Master Bedroom

A spacious master bedroom with high gloss laminate flooring. Featuring floor to ceiling fitted wardrobes and PVCu window to rear elevation.

Bedroom Three

A single bedroom with fitted wardrobes. PVCu window to rear aspect.

Shower Room

A useful fully tiled shower room with high gloss laminate flooring. Comprising of: WC, concealed wash basin and vanity unit and a double shower with glass door. Benefiting from a chrome towel rail and Velux window to the front aspect.

Exterior

To the rear of the property there is a fully decked area benefiting from the sun all day. To the front of the property there is a block paved patio garden and driveway (with parking for 4 cars) leading to a single detached garage.

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.

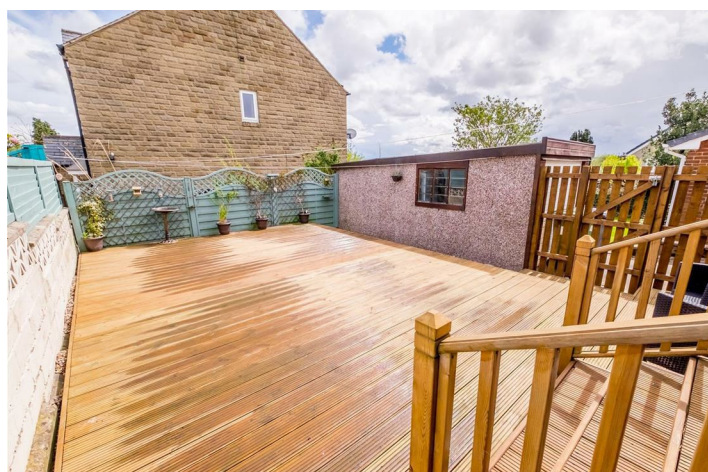
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

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Road Map



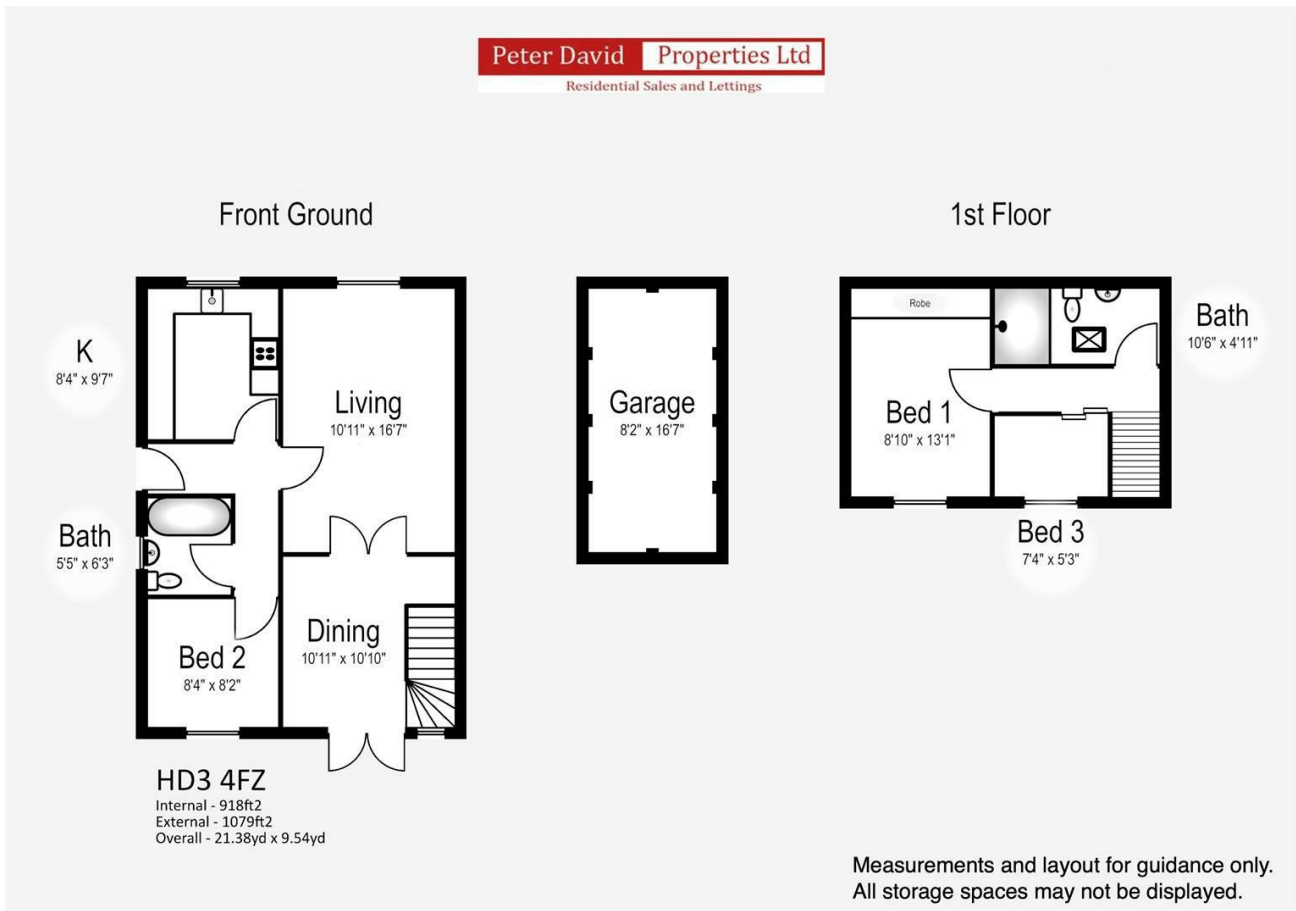
Hybrid Map



Terrain Map



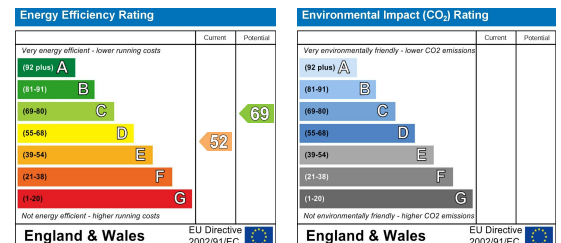
Floor Plan



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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