

MARSH & MARSH PROPERTIES

Peat Ponds Cottage, Salendine Nook, Huddersfield, HD3 3UA

£325,000



****ATTENTION TO ALL YOUNG/PROFESSIONAL COUPLES OR YOUNG FAMILIES**** Formerly two separate properties which have recently been developed to make one stunning home, which is completed to a high standard and spec. This **THREE DOUBLE BEDROOM** cottage simply demands an internal inspection. Set within a cul-de-sac in a much sought after and convenient location where local schools and supermarkets are nearby along with quick and easy access to the M62 motorway for anyone who commutes to either Leeds, Bradford, or Manchester. Do not dismiss this property without an internal inspection and therefore an early inspection is recommended to avoid any disappointment. In brief comprises of; Entrance hallway, downstairs W/C, dining kitchen, utility room and the lounge are all to the ground floor. The house bathroom and three double rooms (master room with an en-suite shower room) are all to the first floor. Externally you will find a beautiful, enclosed lawn garden bordered with dry stone walling.

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ENTRANCE HALLWAY

Access is via a double glazed composite door where you will find high spec LVT parquet effect flooring which continues through the whole of the ground floor. Completing the hallway is a radiator and sensor ceiling spotlights.

W/C

A modern two piece suite comprises of a low flush toilet and a vanity sink unit with a chrome mixer tap. The LVT flooring continues from the hallway and there is also a traditional designed towel radiator along with an extractor fan.

DINING KITCHEN 5.2 x 4.9m (17'2 x 16'2)



A wide range of modern wall and base units

provide an abundance of storage space which are complimented with quartz worktops and a Belfast style sink with a chrome mixer tap. Along with an integrated dishwasher, fridge, and freezer there is also a built-in double electric oven and a five ring electric hob to complete the room there is a breakfast bar, under unit lighting, LVT flooring, ceiling spotlights, mains smoke alarm and a UPVC window.



UTILITY ROOM

Wall and base units with an integrated washing machine and LVT flooring.

LIVING ROOM 5.2 x 4.4m (17'2 x 14'7)



Accessed via either side of the centralised

chimney breast which boasts a multi-fuel stove with a solid oak mantle above. Here you will also find exposed ceiling beams, under the stair storage, dual aspect UPVC windows and a full glass panel UPVC door which opens to the enclosed garden.



LANDING

The staircase leads up from the lounge to this spacious landing where you will find loft access via a pull down ladder, ceiling spotlights, a radiator, a useful storage cupboard and a mains smoke alarm.

MASTER BEDROOM 3.6 x 4.4m (11'9 x 14'7)



A large double room with exposed ceiling beams,

ceiling spotlights, access to a second loft space and a UPVC window.

EN-SUITE SHOWER ROOM



Complimented by high spec wall and floor tiles is this modern three piece suite comprising of a large shower cubicle with a handheld and a rainfall power shower, low flush toilet and a vanity sink unit with a chrome mixer tap. There is a useful inset shelf within the tiling to the shower space, a traditional design towel radiator, ceiling spotlights, extractor fan and a UPVC window.

BEDROOM TWO 4.1 x 3.3m (13'4 x 10'9)



A double room with ceiling spotlights, radiator and a UPVC window.

BEDROOM THREE 4.3 x 4.0m (14'3 x 13'1)



A double room with ceiling spotlights, radiator and a UPVC window.

BATHROOM



This room has the 'WOW' factor with impressive high spec wall and floor tiles that compliment this bathroom suite of a free standing bathtub with a freestanding chrome mixer tap and shower head, low flush toilet and a vanity sink unit with a chrome mixer tap. Completing the room is a traditional design towel radiator, ceiling spotlights, extractor fan and a beautiful, exposed stone wall.

EXTERNAL

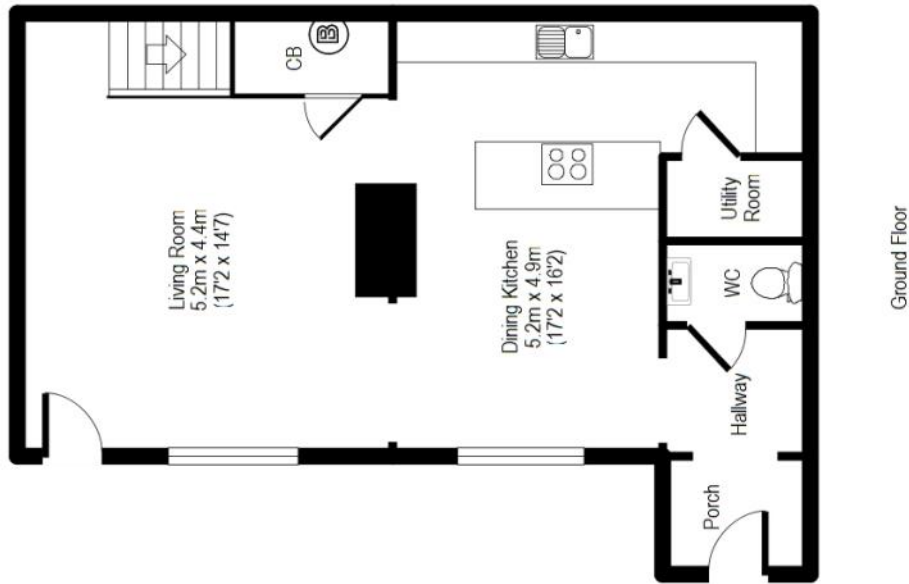


Enclosed with impressive stone walling is this pleasant and child friendly lawn and patio garden with external sockets and lighting. There are parking spaces along with an electric car charging point.

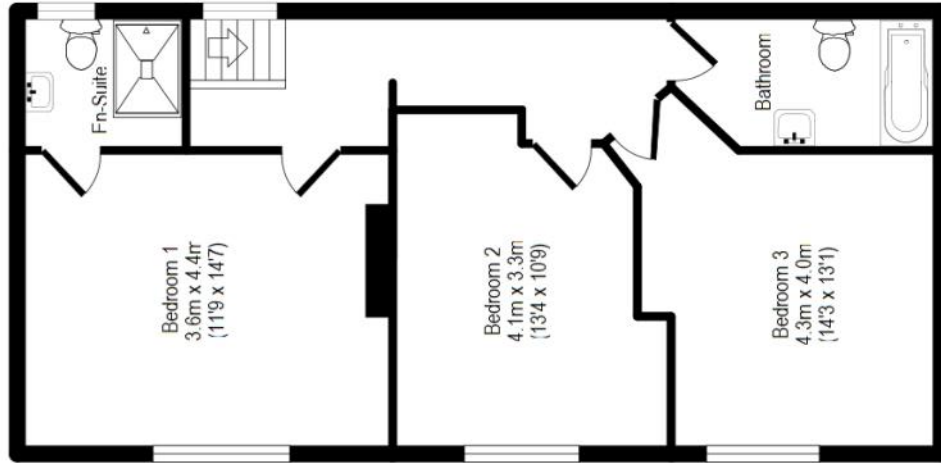


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Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 109 sq. m / 1175 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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