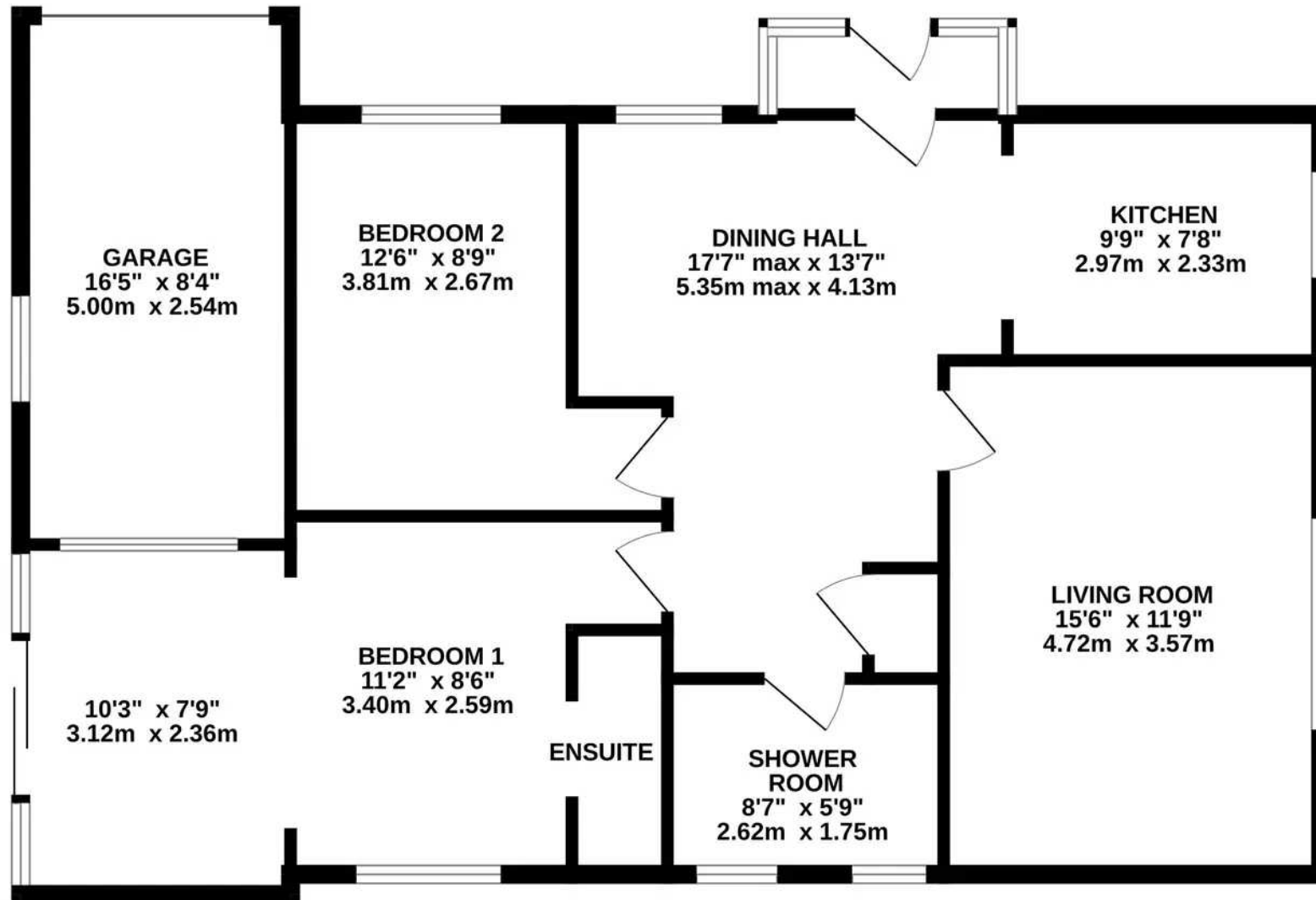




**Hill Grove, Salendine Nook**

Huddersfield

**£325,000**



HILL GROVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Hill Grove

Salendine Nook, Huddersfield

A LOVELY WELL APPOINTED DETACHED TRUE BUNGALOW SITUATED ON A CORNER PLOT WITHIN THIS WELL REGARDED AND POPULAR RESIDENTIAL AREA CLOSE TO LOCAL SHOPPING EITHER IN LINDLEY VILLAGE OR SALENDINE SHOPPING CENTER AND JUST A SHORT DRIVE FROM M62 MOTORWAY.

The bungalow has been subject to a complete renovation and is served by a gas central heating system (new boiler), majority PVCu triple glazing and briefly comprising; entrance porch, dining hall, living room, new fitted kitchen with a host of integrated appliances, master bedroom with sun room/ dressing room off and en-suite w.c., guest bedroom and house bathroom. Externally there are manageable low maintenance gardens including areas of Astro-Turf, planted trees, flower and shrubs and a private enclosed flagged side garden. With a double width herringbone block paved driveway provides off road parking and in turn leading to a single garage with an electric roller door.

Council Tax band: D

Tenure: Freehold





### Entrance Porch

7' 5" x 2' 8" (2.26m x 0.81m)

With a PVCu and sealed unit double glazed door, PVCu double glazed windows, wall light with motion sensor, double plug socket and from here a timber and frosted glazed door opens into the dining hall.

### Dining Hall

17' 7" x 13' 7" (5.36m x 4.14m)

As the dimensions indicate this is a spacious living area which could alternatively be used as a sitting area or study and has inset LED downlighters, four wall lights, central heating radiator, cloaks cupboard with fitted cloaks rail and a PVCu double/triple glazed window looking out over the front garden.

### Living Room

15' 6" x 11' 9" (4.72m x 3.58m)

A comfortable reception room with PVCu triple glazed window looking over the side garden, there are inset LED downlighters, central heating radiator, numerous plug sockets intentionally placed for interior design living including a high level socket next to an aerial for a wall mounted tv and two wall light points.



## Kitchen

9' 9" x 7' 8" (2.97m x 2.34m)

With a PVCu triple glazed window looking out over the side garden, there are inset LED downlighters and having brand new kitchen fittings with a range of 'Dove Grey' shaker style base and wall cupboards, drawers, pan drawers, overlying marble effect worktops with matching splashbacks, inset single drainer stainless steel sink with brushed stainless steel monobloc tap, four ring induction hob with extractor hood over, integrated electric fan assisted oven, fridge, freezer, dishwasher, washing machine, and new Ideal gas fired central heating boiler. There is wood effect laminate flooring and concealed lighting beneath the wall cupboards.



## Master Bedroom

11' 2" x 8' 6" (3.40m x 2.59m)

With inset LED downlighters, two wall lights, high level brushed stainless steel double plug socket with adjacent aerial socket ideal for mounting a flat screen TV, central heating radiator and to one side a door way leads to an ensuite w.c.

## Sun Room/ Dressing Room

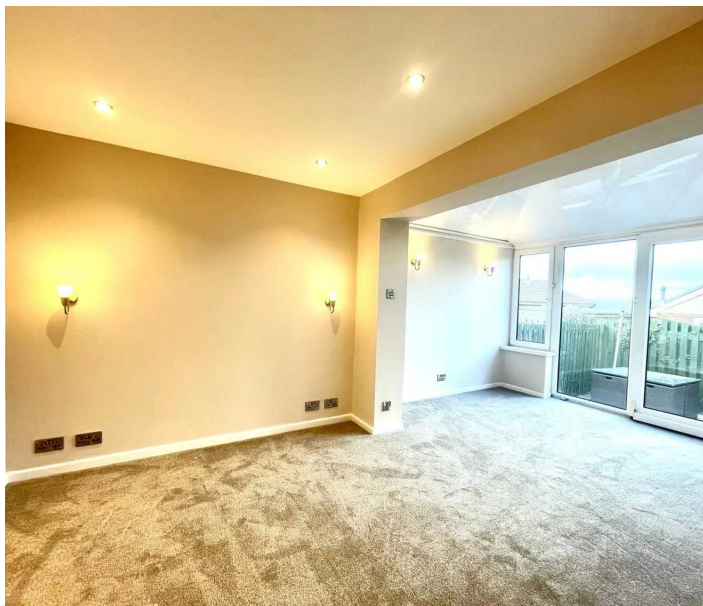
10' 3" x 7' 9" (3.12m x 2.36m)

This is open plan to the master bedroom and could alternatively be used as a dressing area or for wardrobe and dressing table placement. There is a central heating radiator, two wall lights, PVCu triple glazed windows and PVCu triple glazed sliding patio doors giving access to an enclosed side garden.

## En Suite W.C

7' 7" x 3' 0" (2.31m x 0.91m)

With inset LED downlighters, extractor fan, tiled floor and fitted with a suite comprising; vanity unit incorporating wash basin and low flush w.c.





### **Bedroom Two**

12' 6" x 8' 9" (3.81m x 2.67m)

With a PVCu double/triple glazed window looking out over the front garden, there are inset LED downlights, central heating radiator and high level brushed stainless steel double plug socket with adjacent aerial socket ideal for mounting a flat screen TV.

### **House Bathroom**

8' 7" x 5' 9" (2.62m x 1.75m)

With two frosted PVCu double glazed windows, inset LED downlights, extractor fan, tiled floor, shaver socket, chrome ladder style heated towel rail and fitted with a suite comprising; vanity unit incorporating an overlying marble worktop and with an inset oval sink and chrome monobloc tap with mirror over, low flush w.c. and large walk in shower with glazed side panel and chrome shower fitting.



## FRONT GARDEN

To the front of the property there is a shaped artificial lawn with planted trees, gravel borders, rockery, flowers and shrubs. A herringbone block paved pathway leads from the driveway to the main entrance. to the left hand side of the bungalow there is a continuation of the shaped artificial lawn which again has gravelled borders together with planted trees and shrubs.

## GARDEN

At the far side of the bungalow there is an enclosed low maintenance garden which can be accessed from either a timber hand gate to the side of the garage or from the patio doors in the master bedroom. This area is flagged and is bordered by timber fencing.

## OFF STREET

2 Parking Spaces

A double width herringbone block paved driveway provides off-road parking and in turn leads to a single garage.

## GARAGE

Single Garage

The garage measures 16'5 x 8'4 and has an electric roller door, timber courtesy door giving access to the side garden, a frosted PVCu double glazed window and with power and light.







## **ADDITIONAL DETAILS**

### **DIRECTIONS**

Proceed out of Huddersfield along Halifax Road and continue to the roundabout by The Cedar Court Hotel at Ainley Top. At the roundabout take the second exit on to Lindley Moor Road then on reaching the traffic lights turn left onto Crosland Road where Hill Grove will be found on the right hand side.

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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### **MORTGAGE ADVICE**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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