

MARSH & MARSH PROPERTIES

159 Laund Road, Salendine Nook, Huddersfield, HD3 3TZ

£525,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** A stunning FOUR DOUBLE BEDROOM detached family home located in the highly sought-after area of Salendine Nook. This beautifully presented property offers modern and stylish interiors throughout and is ideally positioned for quick and easy access to the M62 motorway, as well as local amenities and highly regarded schools. In brief, the ground floor comprises an entrance porch leading into a spacious entrance hall, a generous lounge, an impressive open-plan breakfast kitchen with a snug, a useful utility room providing secure access to the integral double garage, a study for those who work from home, and a cloakroom. Upstairs, the landing provides access to four double bedrooms, two of which benefit from en-suite shower rooms, as well as a modern house bathroom. Externally, the property features a private driveway offering ample parking for multiple vehicles and a well-maintained lawn that wraps around three sides of the home. An internal inspection is strongly recommended to truly appreciate the space, quality, and excellent location this family home has to offer.

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ENTRANCE PORCH

An entrance porch with double UPVC front doors, French doors opening into the entrance hall, wood-effect laminate flooring, and a radiator.

ENTRANCE HALL



A welcoming grand entrance hall with an open staircase, understairs storage, wood-effect laminate flooring, and a radiator.

LIVING ROOM 4.8 x 8.4m (15'10 x 27'4)



A generously sized lounge accessed through French doors from the entrance hall. Featuring radiators, a UPVC window, and UPVC patio doors leading to the front of the property, this bright and airy space is ideal for relaxing and

entertaining.



BREAKFAST KITCHEN 7.8 x 6.1m (25'7 x 19'10)



Modern fitted kitchen including a one-and-a-half

bowl sink with chrome mixer tap and splashback tiles. Appliances include an integrated dishwasher, a built-in cooker, and an extractor fan. There is also space and plumbing for an American-style fridge freezer. A kitchen island unit includes a breakfast bar with seating for five, as well as providing storage. This room is finished with wood-effect laminate flooring, ceiling spotlights, and UPVC windows.



SNUG

Open plan with the breakfast kitchen, this snug continues the wood effect laminate flooring as well as having a radiator, ceiling spotlights, and a UPVC patio door that leads to the side of the property.



UTILITY ROOM 4.2 x 2.3m (13'11 x 7'6)



Fitted wall and base units including a sink with chrome mixer tap and splashback tiles. There is also space and plumbing for a washing machine and dryer. This room is finished with wood-effect laminate flooring, a radiator, an extractor fan, and a UPVC window.

OFFICE 2.3 x 3.8m (7'8 x 12'7)

A perfect space for those who work from home, equipped with a radiator and a UPVC window.

CLOAKROOM

Fitted with a low flush toilet and pedestal sink. The floor and walls are fully tiled, there is a towel

radiator, an extractor fan, and a UPVC window.



INTEGRAL GARAGE 5.5 x 5.3m (18'0 x 17'4)

A large double garage with two up-and-over garage doors, power, and a UPVC door providing rear access. The garage also houses the combination boiler.

LANDING



Stairs lead to this landing with a radiator and under-eaves storage.

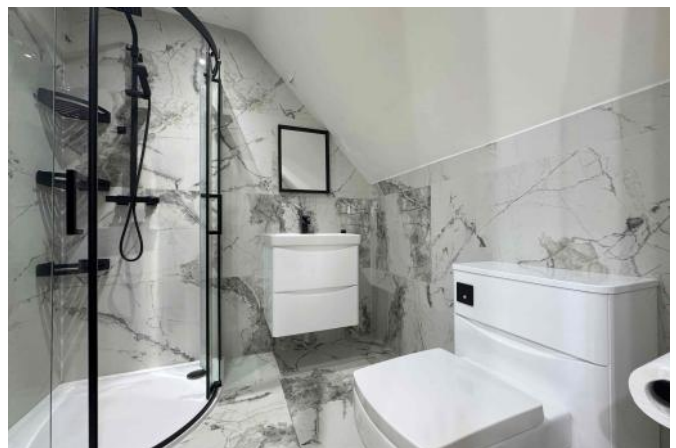
MASTER BEDROOM 5.5 x 4.8m (18'0 x 15'10)



A spacious double bedroom with a radiator and UPVC window.



EN-SUITE



Modern shower room featuring a walk-in glass shower cubicle with rainfall and handheld power shower, low flush toilet, and floating vanity sink unit. This room is completed by a fully tiled floor and walls, a towel radiator, an extractor fan, and ceiling spotlights.

BEDROOM TWO 4.2 x 3.8m (13'11 x 12'7)



A double bedroom with a radiator, UPVC window, and Velux windows.

EN-SUITE

An en-suite comprising a walk-in shower cubicle with glass screen, rainfall and handheld power shower, low flush toilet, pedestal sink. This room

is finished with a fully tiled floor and walls, a towel radiator, and ceiling spotlights.



BATHROOM



BEDROOM THREE 4.0 x 5.6m (12'11 x 18'4)



A spacious double bedroom with a radiator and UPVC window.

DRESSING ROOM

A dressing room with hanging rails and a Velux window.

BEDROOM FOUR 3.5 x 2.6m (11'7 x 8'6)

A double bedroom with a radiator and UPVC window.

A well-appointed family bathroom with a bathtub featuring a glass screen and both rainfall and handheld power showers above, a low flush toilet, and a vanity sink unit. The floor and walls are tiled, and there is a towel radiator, extractor fan, ceiling spotlights, and a Velux window.

EXTERNAL



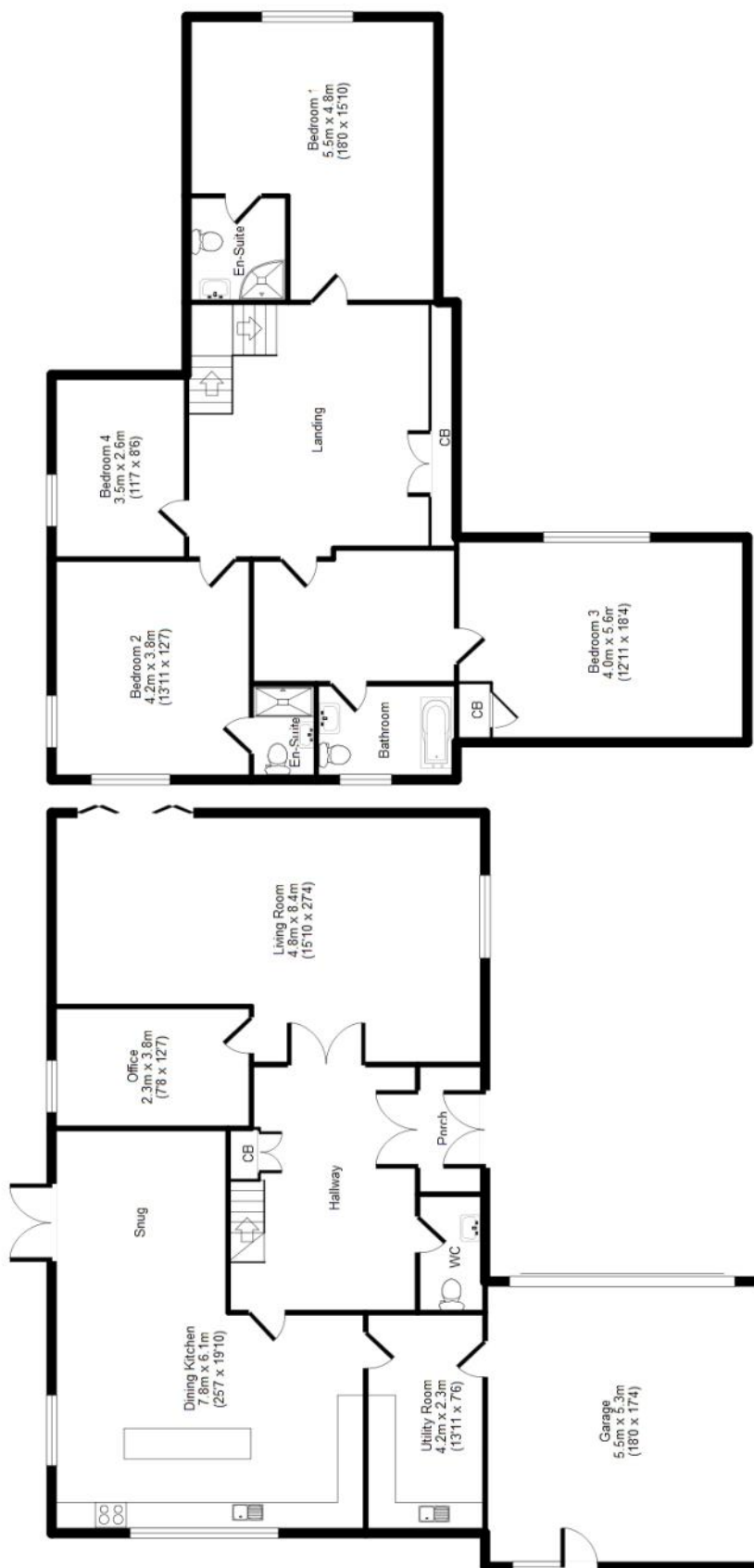
Set on a generous plot, this property benefits from a large private driveway providing off-road parking for multiple vehicles. Lawned areas extend around three sides of the property with a path running all the way around.

Whilst every endeavour is made to ensure the

accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



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APPROX GROSS INTERNAL FLOOR AREA: 252 sq. m / 2818 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 of any contract or warranty. (c) Marsh & Marsh Properties

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