

Peter David

Properties Ltd

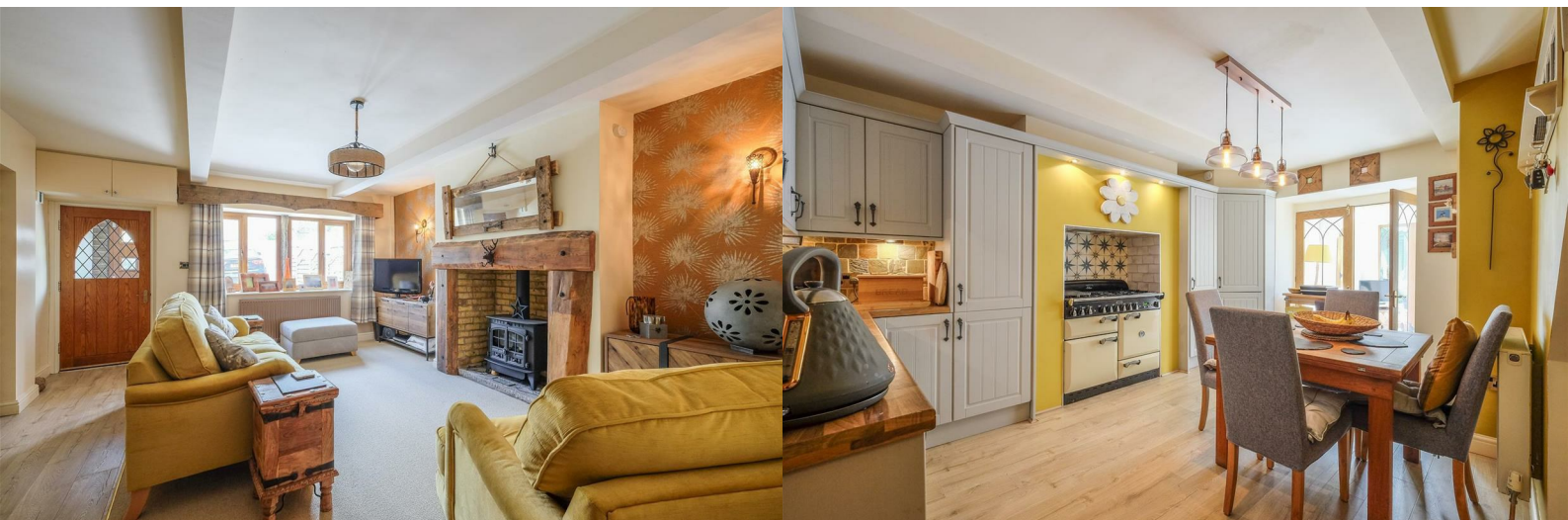
Residential Sales and Lettings



112 Laund Road

Salendine Nook, Huddersfield, HD3 3TY

£1,500 Per month



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Groundfloor

Entrance Porch

Enter via a composite door into this useful porch with tiled flooring, feature stone walls and PVCu privacy window to the side. A wooden door with feature window leads through to the living room.

Living Room

A spacious living room with laminate and carpeted flooring. Taking centre stage is the inglenook fireplace housing a Hunter gas stove effect fire with feature wooden beamed lintels. Benefiting from a further feature stone wall and mullioned windows to the front aspect.

Kitchen/Diner

A characterful kitchen diner with matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of an inset Rangemaster cooker with a gas hob, an extractor, a fridge, a freezer, a washing machine and a 1.5 ceramic sink and drainer. There is ample space for a dining table. Wooden and glass doors with windows to the side leads through to the orangery. A door leads to the stairs rising to the first floor accommodation.

Orangery

A cosy orangery with a gas stove effect fire on a stone hearth making an ideal focal point. Four PVCu floor to ceiling windows and PVCu patio doors with windows to the side leads out to the rear garden and provide an abundance of natural light.

First Floor

Stairs rise to the first floor landing. Access to two bedrooms, office room and luxury wet room.

Bedroom Two

To the front of the property is a double bedroom with feature panelling and beams. PVCu window to front aspect.

Bedroom Three

A single bedroom with floor to ceiling fitted wardrobes across one wall, beams and a useful under-eaves storage cupboard. PVCu window to front aspect.

Office Room

A useful room currently used as an office, but could be utilised for a variety of purposes.

Wet Room

A stylish LUXURY wet room with Indian Fossil stone clad walls and a tiled wet room. Comprising of a WC, a circular wash basin and a chrome towel rail. PVCu privacy windows to the rear.

Secondfloor

Carpeted stairs rise to the second floor.

Master Bedroom

A spacious Master bedroom benefiting from feature beams and a Velux window. Access to the en-suite.

En-Suite

A fully tiled luxury en-suite with tiled flooring, Velux window and feature beams. Comprising of: WC, a wash basin with vanity unit and a bath. Benefiting from a chrome towel rail and under-eaves storage.

Exterior

To the rear of the property is a private and enclosed garden with a stone flagged and decked patio area housing a cabana, an ideal place to relax or entertain.

Two outdoor sheds provide extra storage. To the front is a tarmac driveway, (off-road parking for two cars) and a circular decorative pebbled and stone area.



Road Map



Hybrid Map



Terrain Map



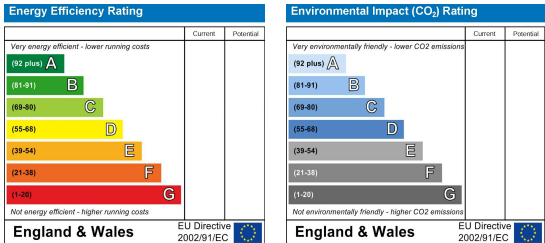
Floor Plan



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



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