



New Hey Road, Salendine Nook Huddersfield HD3 4GH

welcome to

New Hey Road, Salendine Nook Huddersfield

Priced to sell!! Having three SPACIOUS double bedrooms. Open plan kitchen/diner/living. With spacious split hallway ideal for use as home office. Will suit families of different ages and sizes offering flexibility of accommodation.



Property Details

Ground Floor

Entrance

Front door leading to hallway having carpeted flooring, door to open plan living space and stairs to first floor.

Open Plan Living

12' 6" x 15' 8" (3.81m x 4.78m)

Spacious open plan space having wood effect laminate flooring and warmed by a wall mounted gas fire plus central heating radiator. Kitchen area has a range of fitted base and wall units with contemporary work surfaces and splashback. Space for freestanding gas hob and hob with electric extractor over. Space for washing machine and under counter fridge freezer. Double glazed window overlooks the front. Door to cellar.

Cellar

15' x 5' 6" (4.57m x 1.68m)

First Floor

Landing

6' 8" x 15' 3" (2.03m x 4.65m)

Good sized landing area with carpeted flooring, could be split to be used as office space.

Bedroom One

15' 3" x 9' 5" (4.65m x 2.87m)

Superb sized double bedroom having carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear overlooking playing fields.

Bedroom Two

9' 9" x 15' 8" (2.97m x 4.78m)

Second superb sized double bedroom having carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

Bathroom

Bathroom suite comprising bath, low flush WC and wash hand basin. Having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Second Floor - Attic

12' 7" x 14' 7" max (3.84m x 4.45m max)

Third spacious double bedroom having carpeted flooring. Having exposed beams and two Velux windows providing plenty of light.



check out more properties at williamhbrown.co.uk



welcome to

New Hey Road, Salendine Nook Huddersfield

- Priced To Sell
- Situated On A Direct Bus Routes Into The Town Centre and Surrounding Areas
- Within Walking Distance To Schools, Colleges and Amenities
- Possibility To Convert Cellar & Add Value Subject To Permissions

Tenure: Freehold EPC Rating: E
offers in the region of

£110,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HDF112224 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk