



**Kiln Court, Salendine Nook, Huddersfield HD3 3GH**

**welcome to**

**Kiln Court, Salendine Nook Huddersfield**

Move in ready no work needed. Beautifully finished with 3 / 4 bedrooms. Spacious lounge and kitchen leading out to enclosed family friendly garden. Utility room and office on ground floor alongside integral garage, ideal for home gym or storage. Driveway parking to the front.



## **Ground Floor Entrance**

Front door leading to hallway with laminate flooring and warmed by two central heating radiators. Stairs to first floor landing. Door to utility room and snug.

## **Utility Room**

10' 11" x 5' 6" ( 3.33m x 1.68m )

Mushroom coloured fitted base and wall cupboards. With tiled flooring and space for washing machine and dryer. Perfect as a storage / laundry room.

## **Snug/Bedroom Four**

6' 11" x 8' 8" ( 2.11m x 2.64m )

Perfect little hideaway with carpeted flooring

## **First Floor Lounge**

15' 6" x 14' 9" ( 4.72m x 4.50m )

Superbly spacious and modernly decorated reception room the perfect place to enjoy family evenings. Warmed by a gas fire and two central heating radiators. With Karndean flooring and two double glazed windows to the front.

## **Kitchen**

Beautiful kitchen fitted with a range of white fronted base and wall units with real wood worksurfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over plus an integrated fridge freezer. Space for dishwasher and dining table. With ceiling downlights, Karndean flooring and a double glazed window to the rear. There is also a stable style door leading to the garden.

## **Second Floor Bedroom One**

8' 5" x 11' 11" ( 2.57m x 3.63m )

Spacious double bedroom with fitted wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## **Bedroom Two**

10' 4" x 8' 5" ( 3.15m x 2.57m )

Good sized double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear garden.

## **Bedroom Three**

8' 8" x 6' ( 2.64m x 1.83m )

Good sized room with carpeted flooring and a double glazed Velux window.

## **Bathroom**

Modern bathroom suite comprising P-shaped bath with shower over and glass shower screen, wash hand basin with vanity cabinet and mixer tap. With part tiled walls and heated towel warmer.

## **External**

Accessed directly from the kitchen out to the family friendly and enclosed garden. Having patio and turf sections. Great for entertaining and family living.



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welcome to

## Kiln Court, Salendine Nook Huddersfield

- Ideal For Young Families
- Close To Village Amenities and Quick Motorway Connections
- Perfect Presentation Throughout
- Drive Easy and Garage
- Enclosed Private Rear Garden

Tenure: Freehold EPC Rating: C

# £250,000



Please note the marker reflects the postcode not the actual property

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