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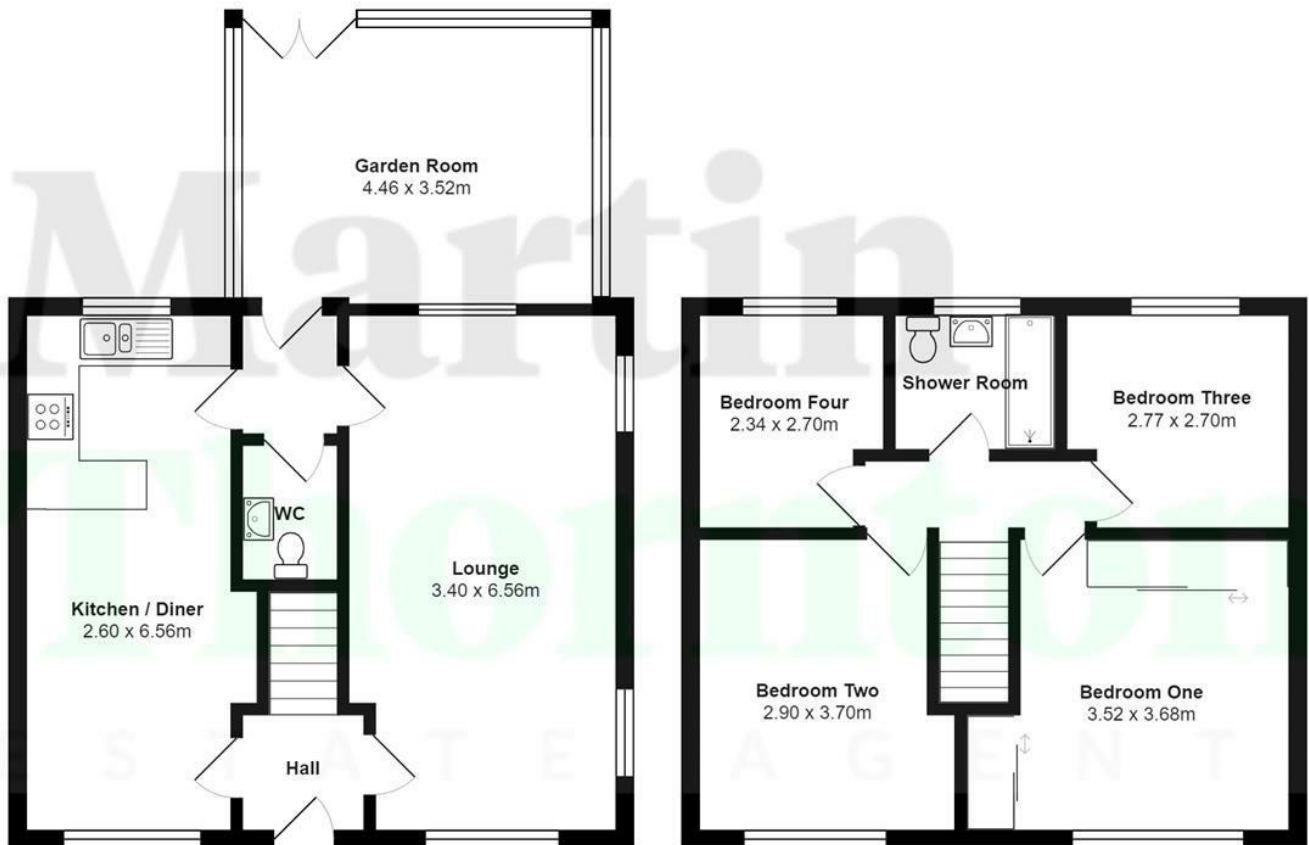
Hill Grove, Salendine Nook Huddersfield,

Offers over £350,000

Occupying a corner plot position with gardens to three sides and a south facing rear aspect is this well proportioned four-bedroom detached family home. The property is conveniently located between Lindley and Salendine Nook shopping centre with ease of access to local amenities, well regarded schooling and is a perfect commuter base. The property was the original show home for the original development. The accommodation comprises an entrance hallway, living room, downstairs WC, large dining kitchen, rear hall and superb garden room. On the first floor are four bedrooms (two having built-in furniture) and a contemporary shower room. There is a gas-fired central heating system, a security system and uPVC double glazing. Externally, there is a driveway to the side leading to the garage and garden areas to three sides. The enclosed rear garden has stone flagged seating areas and a level lawn.

Hill Grove, Salendine Nook Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

Hill Grove, Salendine Nook Huddersfield,

Details



Entrance Hallway

An external uPVC door with decorative opaque glazed panels gives access to the hallway. This has a central staircase rising to the first floor accommodation and oak internal doors on either side with bevelled glazed panels. The right hand door leads into the living room.

Living Room



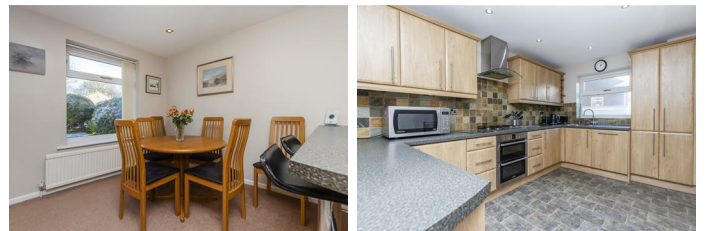
This particularly spacious principal reception room has a dual aspect with a uPVC window overlooking the front garden and two side uPVC windows. The focal point of the room is an oak fire surround incorporating a marble finish inlay and hearth, home to a living flame effect fire. The room has two radiators and an oak door with bevelled glazed panels gives access to the rear lobby where there is a downstairs WC.

Downstairs WC



This has a wash hand basin with a tiled surround and storage below and a low-level WC. There is tiling to the walls, an extractor fan and a central ceiling light.

Dining Kitchen



From the hall, an oak door with bevelled glazed panels gives access to the dining kitchen. Formerly two separate rooms but redesigned to create a large open plan eating and entertaining space, this room has front and rear uPVC windows. There are wall cupboards and base units with working surfaces that extend to create a breakfast bar area. Integrated appliances include a four-ring Bosch hob with a canopy style filter hood above, Bosch double oven and dishwasher. There is a side-by-side fridge and freezer, a washing machine and concealed is the recently upgraded Worcester condensing boiler. The kitchen area has Rhino flooring with carpeting to the adjoining dining area. There is a useful under stairs storage cupboard along with ceiling downlighting, an upright chrome ladder style radiator and a standard radiator.

Rear Lobby

A uPVC and opaque glazed door leads into the garden room.

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Details



Garden Room



This large, versatile room is positioned at the rear of the property, taking full advantage of the southerly aspect and view over the garden. It serves as a second sitting room with uPVC glazing on three sides overlooking the corner plot gardens. Within the angled roofline is LED lighting. There are two electric panel heaters and French doors leading out into the garden.

First Floor Landing

From the hallway, the staircase rises to the first floor landing where a drop-down ladder provides access to useful storage within the loft space which is boarded.

Bedroom One



This well appointed double bedroom is positioned at the front of the property and built-in mirror fronted double

wardrobes to two walls, bedside cabinets and overhead storage cupboards. There is a uPVC window and a radiator.

Bedroom Two



This double bedroom is positioned at the front of the property and has a built-in quadruple wardrobe, bedside cabinets and a useful storage cupboard above the staircase. There is also a uPVC window and a radiator.

Bedroom Three



This south facing bedroom is positioned at the rear of the property and has space for fitted or freestanding furniture. There is a uPVC window and a radiator.

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Details



Bedroom Four



Much like bedroom three, this room has a southerly aspect and space for fitted or freestanding furniture. There is a uPVC window and a radiator.

Shower Room



The shower room has been updated in recent times. The walk-in double shower cubicle has a glazed screen, an overhead waterfall shower fitting and a hand-held shower attachment. The low-level WC has a concealed cistern and the hand basin has storage beneath. There is tiling to the walls and floor along with an opaque uPVC rear window and an upright chrome ladder-style radiator.

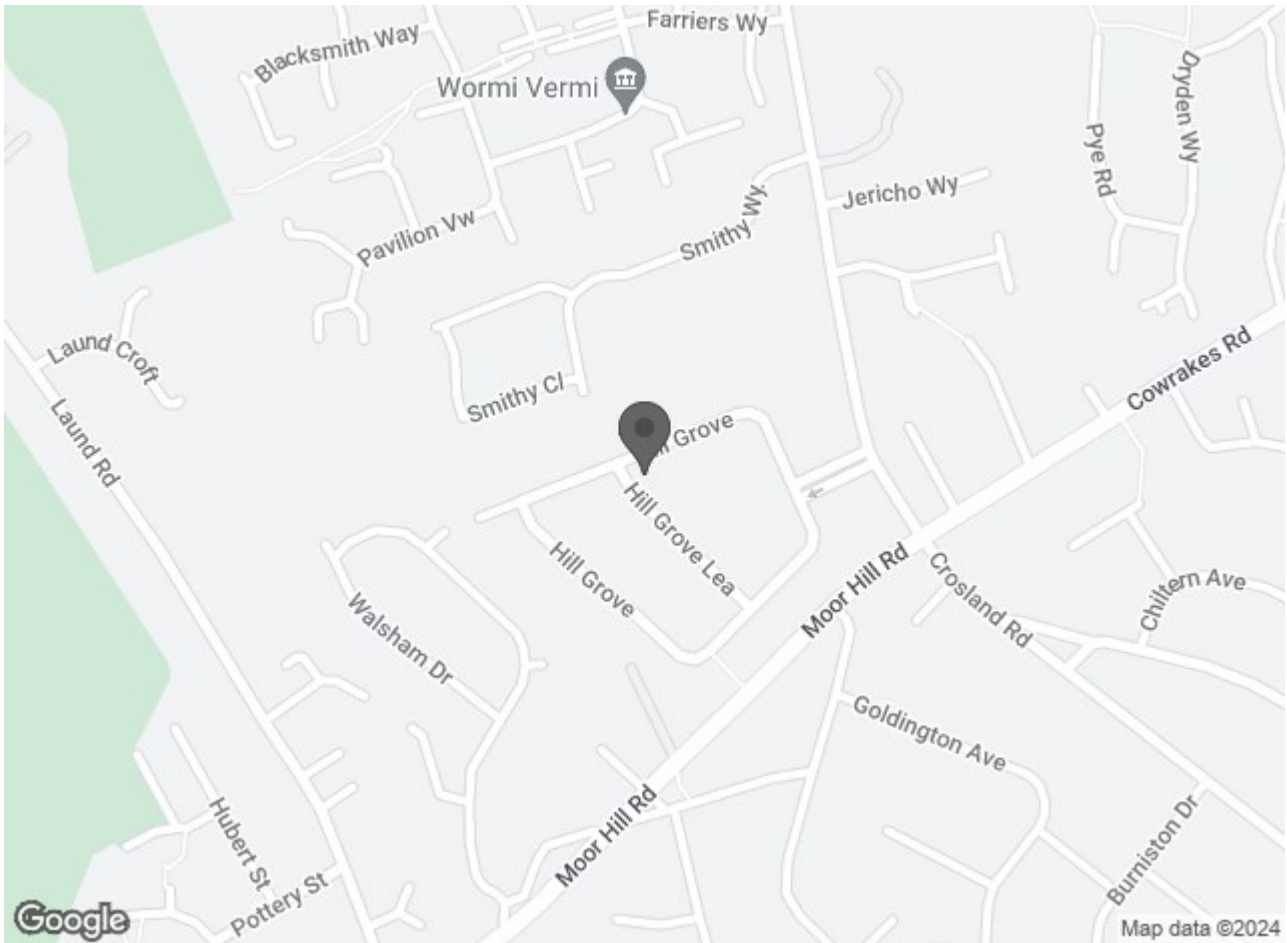
External Details



The property occupies a prominent corner plot with gardens to three sides. At the front of the property, there are lawns on either side of the pathway, a rockery area and shrubs and bushes to the perimeter. The lawned side garden extends via a pathway to the rear garden, which is a real sun trap having a southerly aspect. There is a side timber gate onto stone flagged pathways and the garden has been redesigned and landscaped with a most pleasant patio area as well as matching pathways. There is a second seating area to the side of the garage. The driveway gives access to the garage which has an up and over door, power, lighting and a side personal door. From the driveway, a lockable timber gate also gives access to the garden. The rear garden has a level lawned area, perimeter fencing and outside water supply.

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Directions



Hill Grove, Salendine Nook Huddersfield,

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