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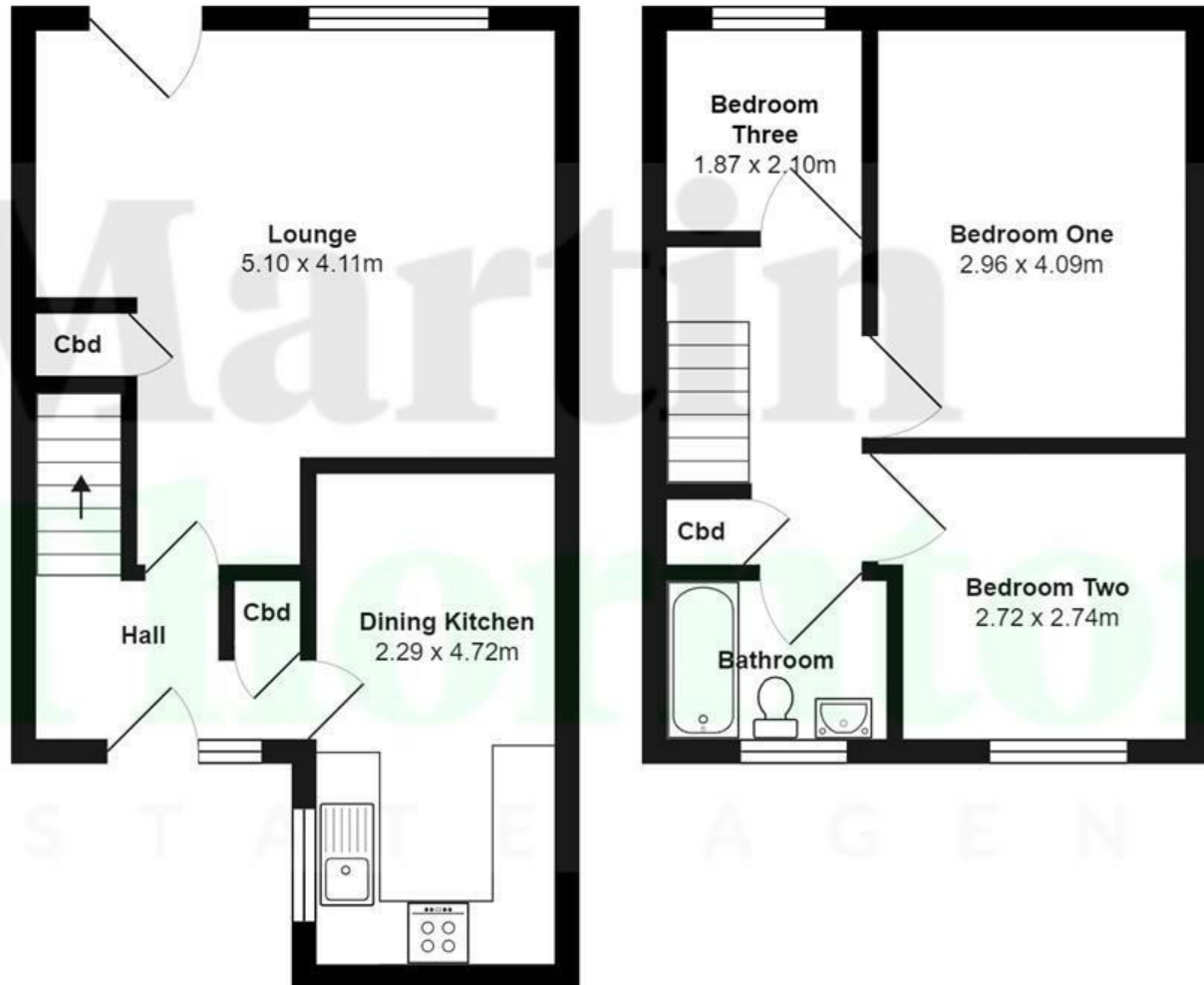
## Heather Court, Salendine Nook Huddersfield,

Offers in the region of  
**£170,000**

This three-bedroom mid-town house enjoys a cul-de-sac setting with two parking spaces, a southerly aspect and an enclosed garden. The property is perfectly placed for local amenities, Salendine Nook shopping centre, schooling and motorway access. It has a gas-fired central heating system with a condensing boiler, uPVC double glazing and a security system. The accommodation is presented to a high standard throughout and comprises an entrance hallway, dining kitchen with integrated appliances and a good sized living room. On the first floor are three bedrooms, a drop down ladder providing access to useful storage in the partly boarded loft area and a stylish bathroom. Externally, there is a parking space to the front of the property and a second parking space within the parking area at the end of the block. The enclosed garden enjoys a southerly aspect, two paved patio areas, a lawned area and a timber shed. An early inspection is advised to appreciate the position and presentation of this property.

# Heather Court, Salendine Nook Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

# Heather Court, Salendine Nook Huddersfield,

## Details



### Entrance Hallway

An external uPVC door with an opaque glazed panel and matching side screen gives access to the hallway. There is a staircase rising to the first floor accommodation and a useful storage cupboard, ideal for shoes and coats, etc. The hallway has oak style laminate flooring, a radiator and a panelled door leading into the dining kitchen.

### Dining Kitchen

There is a continuation of the oak style laminate flooring. The kitchen section has brick style tiled splashbacks, wall cupboards, base units and a stainless steel sink with an extendable mixer tap. Integrated appliances include a four-ring gas hob with a canopy style filter hood over and a fan oven beneath. There is space for a freestanding fridge freezer and plumbing for an automatic washing machine. Within the kitchen area is the condensing boiler for the central heating system along with ceiling downlighting to both areas. The dining area can accommodate a good sized formal dining table and creates a sociable eating and entertaining space. There is also a radiator.



### Living Room

This good sized reception room is presented to a high standard with contemporary décor and carpeting. The room is particularly light and bright with uPVC windows and an external uPVC door leading out to the enclosed garden. There is a timber fire surround with a marble finish inlay and hearth, home to a living flame effect gas fire. The room has plenty of space for furniture, a good sized storage cupboard beneath the staircase and a radiator.



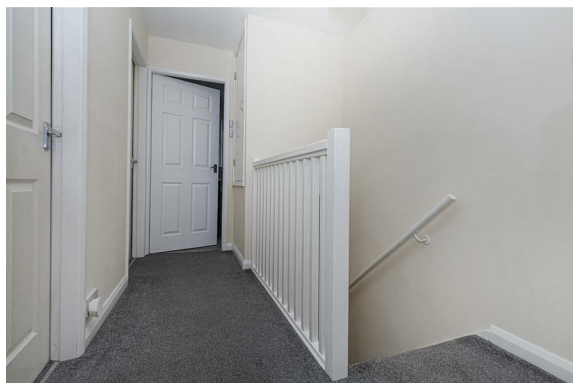
# Heather Court, Salendine Nook Huddersfield,

## Details



### First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a spindle balustrade and a built-in storage cupboard, perfect for towels and bedding, etc. A drop-down ladder gives access to useful storage within the loft space which is boarded in the central section.



### Bedroom One

This double bedroom has plenty of room for fitted or freestanding furniture, a uPVC window and a radiator. The room is particularly light and bright, enjoying a southerly aspect.



### Bedroom Two

This double bedroom also has a uPVC window and a radiator.



# Heather Court, Salendine Nook Huddersfield,

## Details



### Bedroom Three

This single bedroom enjoys a similar aspect to the master bedroom. It has a uPVC window and a radiator.



### Bathroom

The bathroom has recently been updated and has a stylish, white three-piece suite. The bath has a shower screen, an overhead waterfall style shower fitting and a hand-held shower attachment. There is two illuminated alcoves, perfect for toiletries. The rectangular hand basin is set to a display/worktop, incorporating a low-level WC with concealed cistern. There is stylish grey tiling and grey vinyl floor covering. The room has an upright radiator, an extractor fan and the aqua boarded ceiling incorporates downlighting. There is also an obscure uPVC window.



### External Details

There are two parking spaces, one directly to the front of the property and the other in the parking area at the end of the terrace. The enclosed garden enjoys a southerly aspect, making it a real sun trap. There is a wide paved patio area adjoining the door from the living room, a lawned garden and second larger paved patio/seating area with a timber shed. The garden itself is enclosed by perimeter fencing and has an external water tap to the front of the property.

# Heather Court, Salendine Nook Huddersfield,

Details



# Heather Court, Salendine Nook Huddersfield,

Directions

