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Laund Road, Salendine Nook
Huddersfield,

£490,000

This newly built detached bungalow has been designed and constructed to set the standard for single storey living. There are clean lines and high specifications throughout. Natural lighting is maximised with high ceilings, dual aspect windows, bi-fold and French doors and glazed roof lights. There is a 5.1kw solar panel system, under floor heating throughout, double glazing, a security alarm system incorporating a Ring Pro doorbell. The property has a predicted EPC Grade A. The layout comprises a superb entrance hallway, utility, office/study, fabulous open plan living/dining kitchen, with the living area incorporating a media wall and bi-folding doors, two double bedrooms, en suite shower room and house bathroom with stylish fixtures and fittings. Externally, the property has composite silver birch cladding in certain areas. There are landscaped gardens, porcelain paved pathways and a large rear patio. At the front of the property is a double width parking area and an electric charging point. The bungalow is conveniently placed for amenities within the nearby Salendine Nook shopping centre and Lindley Village, the Royal Infirmary and makes a perfect commuting base with ease of access to the M62 for Leeds and Manchester. Viewing is an absolute must and you will not be disappointed!

**Laund Road, Salendine Nook
Huddersfield,**

Floorplan



Floor Plan

Floor area 111.1 m² (1,196 sq.ft.)

TOTAL: 111.1 m² (1,196 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Laund Road, Salendine Nook Huddersfield,

Details



Entrance Hallway



An external door with a Ring Pro doorbell gives access to the wide entrance hallway, setting the standard for the accommodation to come. It has an abundance of natural light, courtesy of the high ceiling incorporating a series of glazed roof lights. There is neutral décor, feature flooring, clean lines throughout and under floor heating. Off the hallway is the utility.

Utility



This room has Quartz worktops to match those in the kitchen, plumbing for an automatic washing machine, space for a tumble dryer and a stainless steel sink unit. The boiler for the central heating system, the heat exchanger and the manifold for the underfloor heating system are concealed within contemporary units. There is access to a loft area, which could be a perfect place for a battery storage unit for the solar heating system.

Office/Study/ Bedroom Three



This multipurpose room is positioned at the front of the bungalow and is an ideal home office space or bedroom with plenty of sockets and switches. There is a double glazed window and access to a loft area.

Living/Dining Kitchen



The large open plan living/dining kitchen allows buyers to create their own style through furniture placement in the living and dining areas. The neutral décor, high ceiling and numerous windows, including bi-fold doors, give this room the wow factor and floor it with natural lighting. The kitchen area is fitted with an array of stylish units to high and low levels with Quartz worktops and upstands, with the worktops extending to create a breakfast bar area. There is a one-and-a-half bowl sink unit with a grooved draining area. Integrated Bosch appliances include a five-ring induction hob, side-by-side ovens, microwave, side-by-side fridge and separate freezer, dishwasher and wine cooler. There is plenty of space for a large formal dining table. The living area has a media wall incorporating a remote control 1.8kw electric fire, above which is space for a soundbar and provision for a recessed flat screen TV. There is a four panel

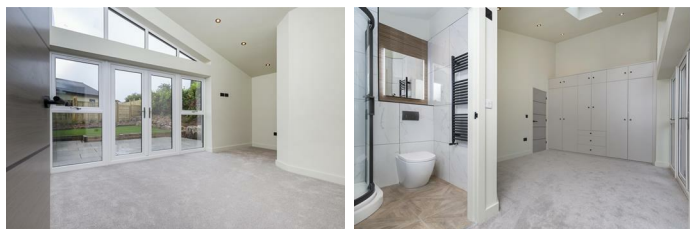
Laund Road, Salendine Nook Huddersfield,

Details



bi-fold door, part of which is an individual opening door, and above this are similar sized windows from which to enjoy a pleasant outlook over the landscaped garden.

Bedroom One



This double bedroom is positioned at the rear of the property and has a high ceiling incorporating a glazed roof light. French doors with screens on either side allow views over the garden and access to a porcelain paved patio. There is built-in furniture to one wall comprising wardrobes, cupboards and drawers.

En Suite Shower Room



This room is stylish and high spec with gunmetal grey fittings, trim and an upright towel heater. There is wall and floor tiling. The corner shower cubicle has a curved door, an overhead waterfall style shower fitting and a hand-held shower attachment. The hand basin has storage drawers beneath and there is a low-level WC with a concealed cistern. There is an illuminated mirror, a toothbrush charging socket and a double glazed window.

Bedroom Two



This double bedroom has a dual aspect with windows to two elevations. There is built-in furniture, downlighting, sockets and a TV aerial point.

Bathroom



The stylish bathroom is presented to a high standard with gunmetal grey fittings, trim and an upright towel heater. There is wall and floor tiling. The bath has a shower screen, overhead waterfall style shower fitting and a hand-held shower attachment. The circular hand basin has a freestanding mixer tap and storage beneath. There is a low-level WC with a concealed cistern, an illuminated mirror and toothbrush charging socket.

External Details

Laund Road, Salendine Nook Huddersfield,

Details



The property has landscaped gardens with a double width parking area to the front comprising a charging point for an electric vehicle. The rear garden comprises railway style sleepers and a porcelain paved pathway leading to a large rear patio area. The patio can also be accessed from the bi-fold doors within the living/dining kitchen and the French doors within the master bedroom. There is external power, lighting and appropriate fencing.

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Directions

