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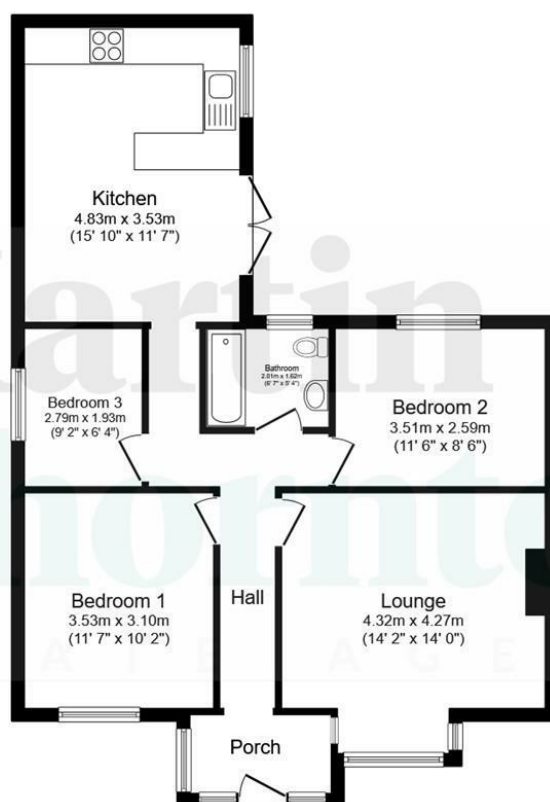
## Laund Road, Salendine Nook Huddersfield,

**Offers in the region of  
£230,000**

This three-bedroomed semi-detached bungalow is located in this ever-popular area and convenient for amenities, schooling, Salendine Nook shopping centre and the M62. The accommodation is all on one level, with enclosed gardens and parking to the rear. The accommodation comprises an entrance porch, hallway, living room with bay window, dining kitchen with integrated appliances and French doors, three bedrooms (two of which are double) and bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, there are front and rear enclosed gardens, the larger rear garden has a timber decked patio area which can be accessed from the dining kitchen. There is an allocated parking space to the rear accessed via a shared driveway. Bungalows like this one are becoming increasingly difficult to find and an early inspection is advised.

**Laund Road, Salendine Nook  
Huddersfield,**

**Floorplan**



**Floor Plan**

Floor area 75.1 m<sup>2</sup> (808 sq.ft.)

**TOTAL: 75.1 m<sup>2</sup> (808 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](http://www.Propertybox.io)

# Laund Road, Salendine Nook Huddersfield,

## Details



### Entrance Porch

An external composite door with opaque panels and glazing on either side gives access to the entrance porch. This is the perfect place to store shoes and coats, it has a tiled floor and access to the hallway.

### Hallway

The hallway has a radiator and gives access to all the rooms and access to loft space via a pull-down ladder. The loft houses the boiler for the central heating system. It offers excellent potential and has a skylight window and a radiator.

### Living Room

This good sized reception room is positioned at the front of the property and has a uPVC bay window overlooking the enclosed garden. There is a timber fire surround with a tiled inlay and hearth, a capped-off gas point, provision for a flat-screen TV and a radiator.



### Dining Kitchen

This good sized room is positioned at the rear of the property and has been recently updated. There are wall cupboards, base units, working surfaces, matching upstands and a stainless steel sink with a mixer tap. The worktops extend to create a breakfast bar area. Integrated appliances include a Bosch four-ring gas hob with matching oven beneath, a contemporary filter hood, fridge, freezer and washing machine. There is plenty of space for a formal dining table, ceiling downlighting, radiator, oak style laminate flooring. To the side elevation is a uPVC glazed window and uPVC French doors lead out to the timber decking.





# Laund Road, Salendine Nook Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window overlooking the enclosed garden. There is plenty of space for freestanding or fitted furniture, provision for a flat-screen TV and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window overlooking the enclosed garden. There is plenty of space for freestanding or fitted furniture and a radiator.



### Bedroom Three

This versatile space could be used as a third bedroom, home office or gaming/playroom, etc. It has a side uPVC window and a radiator.



# Laund Road, Salendine Nook Huddersfield,

## Details



### Bathroom

The bathroom has a white three-piece suite comprising a bath with shower screen and overhead waterfall style shower fitting, a hand-held shower attachment, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, an upright ladder-style radiator and an opaque uPVC window to the rear elevation.



### External Details

At the front of the property, the enclosed garden has perimeter walling and fencing with a central timber gate and a flagged pathway. On the left hand side is a lawned area and on the right is a decorative gravel and stone paved area with beech hedging and conifers on one side. The rear garden is enclosed by fencing and has a timber decked seating area adjoining the French doors within the dining kitchen. Steps lead down to a lawned garden with perimeter fencing, external lighting and a gate leading to a parking space.



### Tenure

The vendor has informed us that the property is Freehold.

# Laund Road, Salendine Nook Huddersfield, Directions

