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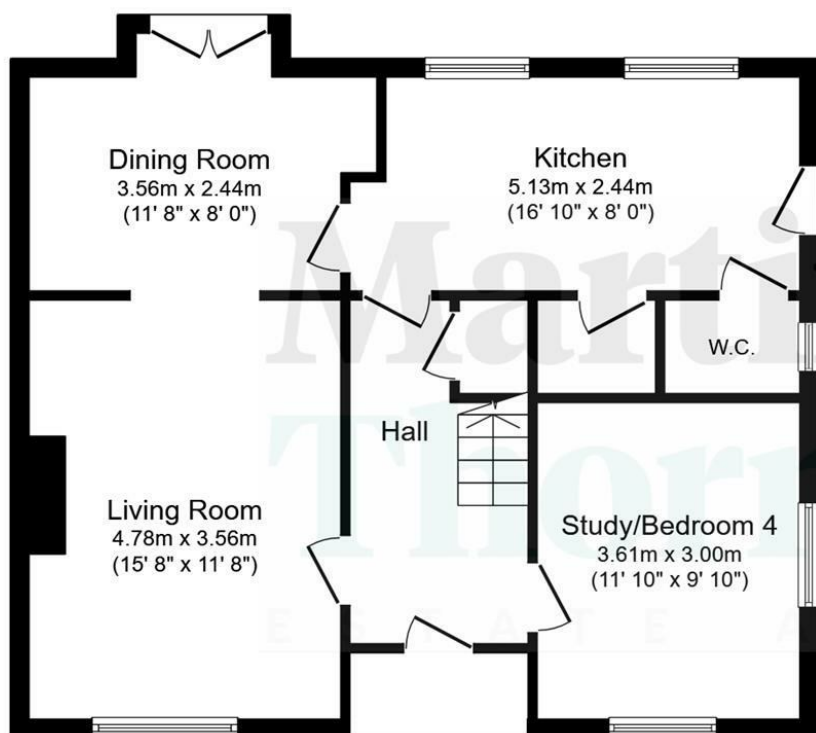
Rafborn Grove, Salendine Nook Huddersfield,

Offers over £325,000

This well-presented four-bedroomed family home is located in this well-regarded area with ease of access to local amenities, schooling and motorway access. It occupies a corner plot with gardens to three sides. The accommodation offers a certain amount of flexibility and has gas-fired central heating and uPVC double glazing. It briefly comprises an entrance hallway, good sized living room, separate dining room with French doors, extended kitchen with granite worktops, downstairs WC and ground floor double bedroom/playroom/home office. On the first floor is a stylish house bathroom and three bedrooms with built-in wardrobes. Externally, the double width driveway provides parking and access to a detached garage. There are lawned gardens to three sides and a large rear paved patio also accessible from the French doors in the dining room.

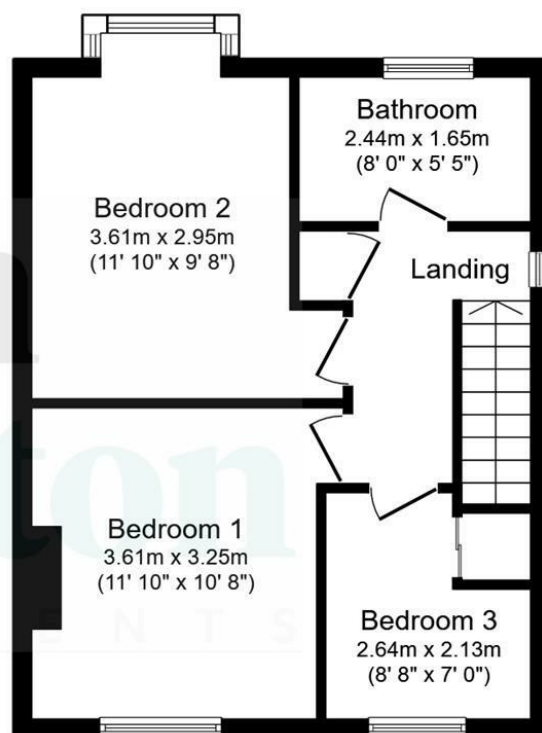
**Rafborn Grove, Salendine Nook
Huddersfield,**

Floorplan



Ground Floor

Floor area 65.0 m² (700 sq.ft.)



First Floor

Floor area 42.3 m² (455 sq.ft.)

TOTAL: 107.3 m² (1,155 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

Rafborn Grove, Salendine Nook Huddersfield,

Details



Entrance Hallway

A recessed open porch gives shelter from the elements and a composite door with opaque glazed panels and a matching side screen give access to the hallway. The initial portion has a slate style tiled floor leading to stylish grey laminate flooring. A staircase incorporates a feature handrail, glazed panels and a useful storage cupboard beneath. Of particular note are the oak internal doors. The hallway has a radiator and a door leading to the living room.



Living Room

This good sized, stylish reception room is positioned at the front of the property. It has a uPVC window overlooking the lawned garden and stylish laminate flooring continuing into the dining room. There is a contemporary electric fire above which is provision for a wall-mounted TV. The room has plenty of space for furniture, a radiator and an archway leading to the dining room.



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Details



Dining Room

This good sized second reception room is positioned at the rear of the property and can easily accommodate a formal dining table. There is a walk-in bay window with uPVC glazing and French doors leading to the patio. The room has a radiator, a continuation of the laminate flooring and an oak door leading to the kitchen.



Kitchen

The light and bright kitchen is positioned at the rear of the property with twin uPVC windows. It has an extensive range of units finished in oak to high and low levels with glazed display cabinets. There are granite worktops with matching upstands and a one-and-a-half bowl stainless steel sink with an extendable mixer tap. A range style cooker incorporates a six-ring gas hob and an oven beneath. There is an integrated dishwasher, space for additional appliances and a shelved pantry and a side composite external door. The flooring is continued from the hallway and dining room and access can be gained to the downstairs WC.



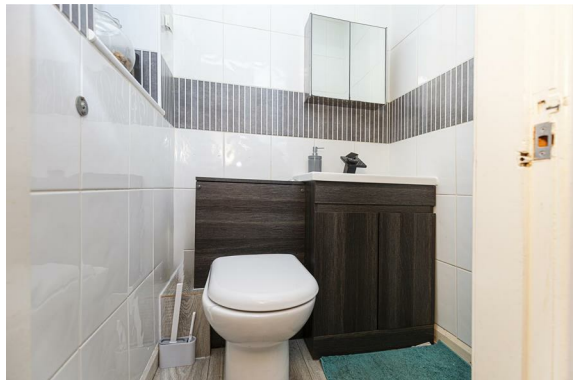
Rafborn Grove, Salendine Nook Huddersfield,

Details



Downstairs WC

This has a stylish two-piece suite comprising a low-level WC with a concealed cistern and a rectangular hand wash basin with a feature mixer tap and storage cupboards beneath. There is tiling to the walls, laminate flooring and a side uPVC window.



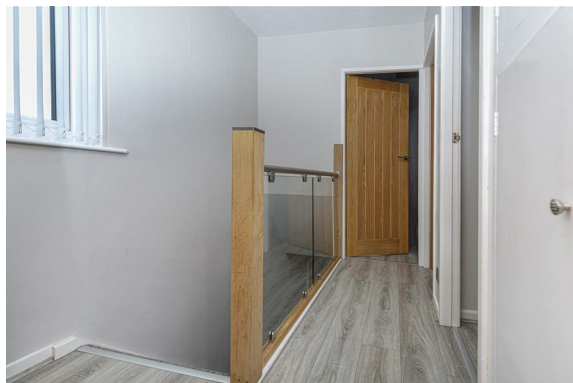
Study/Bedroom Four

This is a versatile room which has been a ground floor double bedroom but could be a play room or large home office. The room enjoys a pleasant dual aspect with front and side uPVC windows and a radiator.



First Floor Landing

From the hallway, the staircase rises to the first floor landing which has a glazed balustrade and a brushed chrome handrail. There is a side uPVC window and laminate flooring.



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Details



Bedroom One

This large double bedroom is positioned at the front of the property with a uPVC window. There are built-in mirror-fronted wardrobes, plenty of space for additional furniture and a radiator.



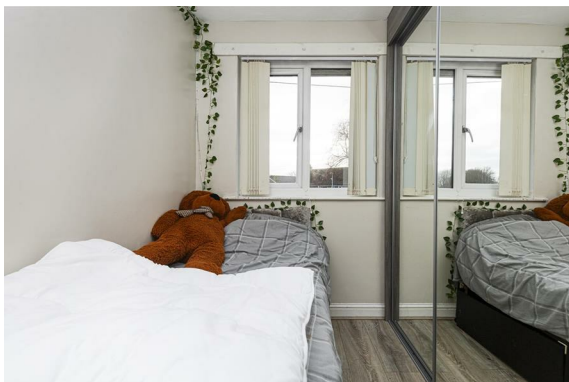
Bedroom Two

This rear-facing double bedroom has built-in mirror-fronted wardrobes and plenty of space for additional furniture. It has a uPVC window and a radiator.



Bedroom Three

This single bedroom is positioned at the front of the property and has a large built-in mirror-fronted wardrobe and a radiator.



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Bathroom

The bathroom has a three-piece suite comprising a P-shaped whirlpool bath with a wall-mounted shower over, a pedestal wash hand basin and a low-level WC. It has tiling to the walls and floor, ceiling downlighting, an upright chrome ladder-style radiator and an opaque uPVC window.



External Details

The property occupies a corner plot with gardens on three sides. At the front of the property is a double width driveway providing parking and access to the garage. The garage has an up-and-over door, power, lighting and a side personal door. At the front and side of the property are lawned garden areas with an external water tap at the side. At the rear of the property is a large, paved patio area with external lighting and steps leading to a lawned garden area with perimeter fencing and Copper Beech hedging.



Tenure

The vendor informs us this property is Freehold.

Rafborn Grove, Salendine Nook Huddersfield,

Directions

