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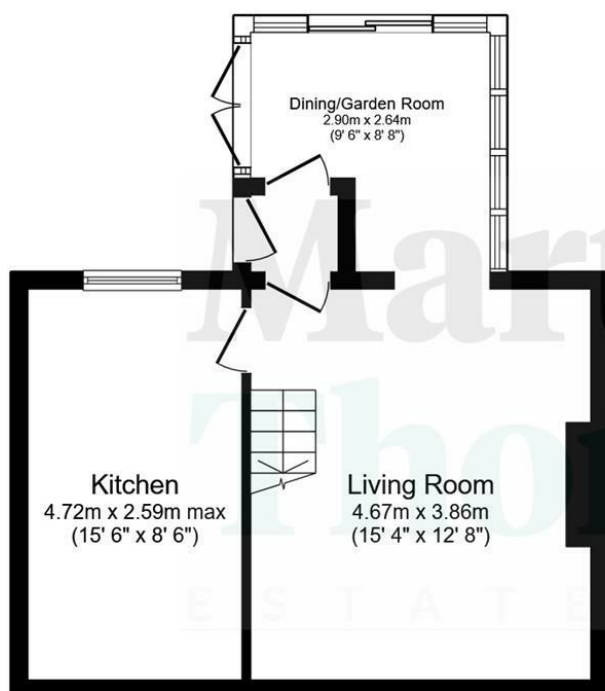
## Laund Road, Salendine Nook Huddersfield, Yorkshire

**Offers over £190,000**

Set back from the road is this very well presented two-bedroom cottage with a southerly aspect. It is conveniently placed for local amenities in the nearby shopping centre, Lindley Village and access to the M62. By extending over the passageway, the first floor accommodation is larger. The accommodation comprises an entrance lobby, good-sized living room, separate dining/garden room with French doors and dining kitchen. On the first floor are two double bedrooms and a bathroom. The property has a gas-fired central heating system and uPVC double glazing. Externally, there is off-road parking and the garden enjoys a southerly aspect, making it a real sun trap. It is well designed for outdoor eating and entertaining. The property would suit a variety of age groups and is offered with the advantage of no chain involvement.

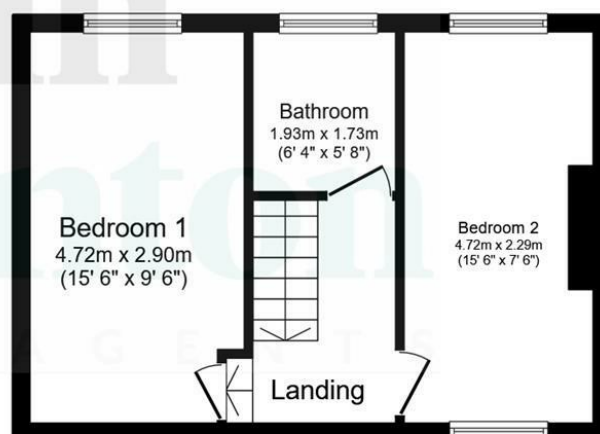
# Laund Road, Salendine Nook Huddersfield, Yorkshire

## Floorplan



### Ground Floor

Floor area 41.1 m<sup>2</sup> (442 sq.ft.)



### First Floor

Floor area 32.1 m<sup>2</sup> (346 sq.ft.)

**TOTAL: 73.2 m<sup>2</sup> (788 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)

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## Details



### Entrance Lobby

A uPVC entrance door with opaque glazed panels gives access into the entrance lobby. This has floor tiling, a wall-mounted Dimplex electric heater and is the perfect place to store shoes and coats, etc. A uPVC and glazed door leads into the living room.

### Living Room

This well-appointed room blends character and contemporary style. It has neutral decor and carpeting and an exposed fireplace with a tiled hearth, upon which stands a Gazco living flame gas effect stove. There are beams to the ceiling, recessed display alcoves with stone flagged sills, two radiators and a staircase rising to the first floor accommodation. An archway leads to the dining/garden room.

### Dining/Garden Room

This multipurpose room is positioned at the front of the cottage and is particularly light and bright with uPVC windows and two Velux windows in the angled roofline. It is currently used as a formal dining room but could be utilised as a second sitting room and has French doors leading out into the garden. There is also a radiator.

### Dining Kitchen

From the living room, a door leads into the dining/kitchen. This has wall cupboard and base units with working surfaces and a sink unit with mixer tap. Integrated appliances include an oven and hob with a canopy style filter hood and a dishwasher. There is space for a freestanding fridge freezer and concealed is the Vaillant boiler for the central heating system. The room has a uPVC window to the front elevation, a radiator and it can accommodate a formal dining table.

### First Floor

From the living room, the staircase rises to the first floor accommodation which is slightly larger than the ground floor, extending over the passageway, meaning that the bedrooms are both large doubles.

### Bedroom One

This large, well-appointed master bedroom has a stripped period door and floor-to-ceiling furniture comprising wardrobes, high level storage cupboards, a dressing table with downlighting. It has plenty of space for other furniture, provision for a wall-mounted TV, a uPVC window and a radiator.

### Bedroom Two

This large, well-appointed double bedrooms runs from front to rear of the cottage and can easily accommodate plenty of furniture. It has a uPVC window to the front elevation, a decorative feature fireplace and two radiators.

### Bathroom

The bathroom has a white three-piece suite comprising a P-shaped bath with a wall-mounted shower fitting over, a circular hand basin set to a display plinth with storage beneath and a low-level WC. Around the bath is full height tiling, with half height tiling to the rear of the hand basin and toilet. There is an opaque uPVC window, floor tiling, an extractor fan and an upright chrome ladder style radiator.

### External Details

In front of the property is a gravel off-road parking area with folding metal gates and a wide stone flagged pathway. On the right-hand side is a pleasant patio area with a perimeter wall and mature flowerbeds, which can be a real sun trap. Adjoining this is a second stone flagged seating area which can be accessed from the French doors in the dining/garden room. There is external lighting and power sockets.

### Tenure

The vendor informs us the property is freehold.



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Directions

