

martin-thornton.com
01484 508000



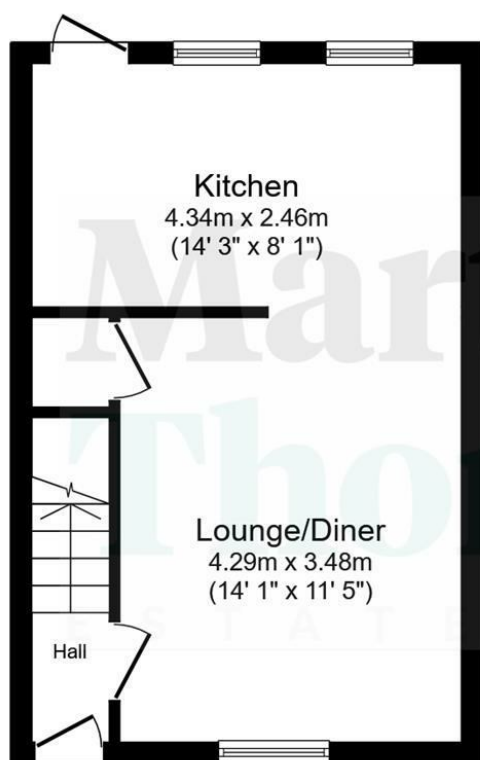
Maplin Drive, Salendine Nook Huddersfield,

Offers over £190,000

This well-presented three-bedroom mid terraced house has been improved and modernised over the last five years by the current owners. It is situated towards the end of a quiet cul-de-sac within the well-regarded postcode of HD3, offering access to local schooling, the hospital and Lindley Village with its various bars and restaurants. The M62 motorway network is a short drive away, which serves Leeds and Manchester. The accommodation briefly comprises an entrance hall, lounge and open plan breakfast kitchen with integrated appliances. On the first floor are three bedrooms and a modern house bathroom. There are oak doors throughout with brushed chrome door furniture. The property has a gas central heating system and is fully uPVC double-glazed. Externally, there is a low maintenance raised garden area to the front elevation enjoying a southerly aspect. At the rear is a low maintenance patio area. Adjacent to the property is a single car garage with parking in front. Viewing is highly recommended and if offered with vacant possession.

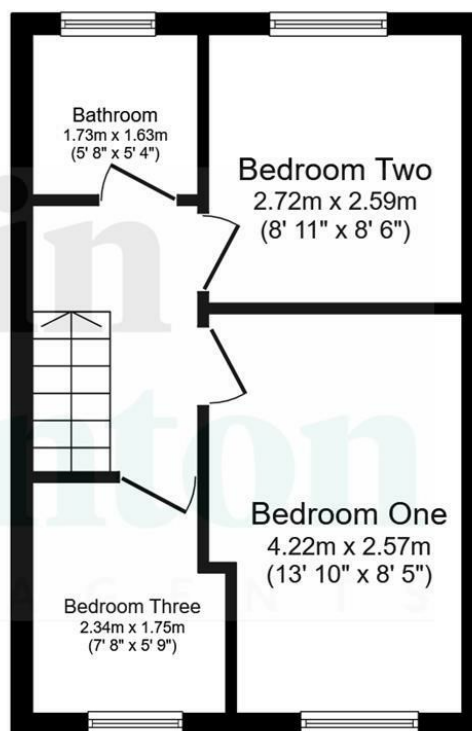
**Maplin Drive, Salendine Nook
Huddersfield,**

Floorplan



Ground Floor

Floor area 29.8 sq.m. (321 sq.ft.)



First Floor

Floor area 29.8 sq.m. (321 sq.ft.)

Total floor area: 59.6 sq.m. (641 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

Maplin Drive, Salendine Nook Huddersfield,

Details



Entrance Hall

A uPVC and leaded double-glazed door leads into the entrance hall, where a staircase with an oak handrail rises to the first floor. There is a ceiling light point and a radiator. An oak door with brushed chrome door furniture leads into the living room.

Living Room

This room is positioned at the front of the property and has lots of natural light via a splayed uPVC double-glazed bay window. It has an under stairs storage cupboard, coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a modern media wall with space for a television and a stylish living flame electric fire beneath. The living room is open to the kitchen area.



Kitchen Area

The kitchen has a range of modern high gloss base and wall cupboards, drawers and roll edge worktops incorporating a breakfast bar. Integrated appliances include a split-level hob, oven, overlying extractor hood, microwave, fridge and freezer. There is plumbing for an automatic washing machine and an inset bowl sink unit with a mixer tap. The room has a stylish vertically hung radiator. A uPVC double-glazed window allows light from the rear elevation and a matching set of uPVC French doors give access to the garden.



Maplin Drive, Salendine Nook Huddersfield,

Details



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, which has a newel post and a glazed balustrade. There is access to loft space and to the following rooms:



House Bathroom

The bathroom has a modern white suite comprising a panelled bath with an overlying mains fed shower, a vanity hand basin with mixer tap and high quality storage cupboard beneath and a low-level WC. The walls are tiled with a contrasting tiled effect floor. There is a ceiling light point, an extractor fan and a wall-mounted ladder style heated towel rail. Additional light comes from the rear elevation via two uPVC double-glazed windows.



Maplin Drive, Salendine Nook Huddersfield,

Details



Bedroom One

This double bedroom is positioned at the front of the property and has views towards the Colne Valley via three uPVC double-glazed windows. It has a ceiling light point, power points and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has two uPVC double-glazed windows. It has a ceiling light point, power points and a radiator.



Bedroom Three

This single bedroom has also been used as a home office and has a built-in storage area over the bulkhead. It has a ceiling light point, power points and a radiator. Two uPVC double-glazed windows provide light from the front elevation.



Maplin Drive, Salendine Nook Huddersfield,

Details



External Details

At the front of the property, steps lead to a terraced garden with fenced borders. At the rear is a low maintenance flagged patio area. Adjacent to the property is a garage block of five garages, of which number 6 owns the one with the green door along with parking in front.



Tenure

The vendor informs us that the property is leasehold and we await full details.

Maplin Drive, Salendine Nook Huddersfield,

Directions

