

martin-thornton.com
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**Laund Road, Salendine Nook
Huddersfield,**

Offers over £600,000

MARTIN THORNTON PLATINUM

This four/five-bedroom detached family home has been substantially extended and redesigned to offer a light and bright interior with a high specification throughout. The superb repaired and restored staircase, former fireplace and top floor beams have been retained as focal points. This highly accessible location is perfect as a commuting base and local amenities, schooling and the hospital are close by. The accommodation comprises an entrance hallway, living room, open-plan living/dining kitchen with integrated appliances and bi-fold doors, large utility and adjoining WC. The first floor landing has a dual aspect and the house bathroom has a separate shower cubicle. There are three double bedrooms, the master with dressing room and en suite. The top floor bedroom also has an en suite, and the lower ground floor room is particularly flexible designed with a cinema room in mind. The property has gas-fired central heating with wet system under floor heating to the ground floor, uPVC double-glazing, 6.4kw solar inset system and a security system. Externally, there is a treble width driveway and a large, integral double garage with automatic door and EV charging point. The enclosed rear garden has a full-width porcelain patio, an adjoining level lawn and enjoys a westerly aspect, perfect for the afternoon sun. The property is offered with a 10 year Global Homes Warranty. An internal inspection is an absolute must to appreciate all that is on offer from this superb family home.

Laund Road, Salendine Nook Huddersfield,

Floorplan



Lower Ground Floor

Floor area 25.2 sq.m.
(271 sq.ft.)

Ground Floor

Floor area 113.9 sq.m. (1,226 sq.ft.)

First Floor

Floor area 83.1 sq.m. (894 sq.ft.)

Second Floor

Floor area 30.7 sq.m.
(331 sq.ft.)

Total floor area: 252.9 sq.m. (2,722 sq.ft.)

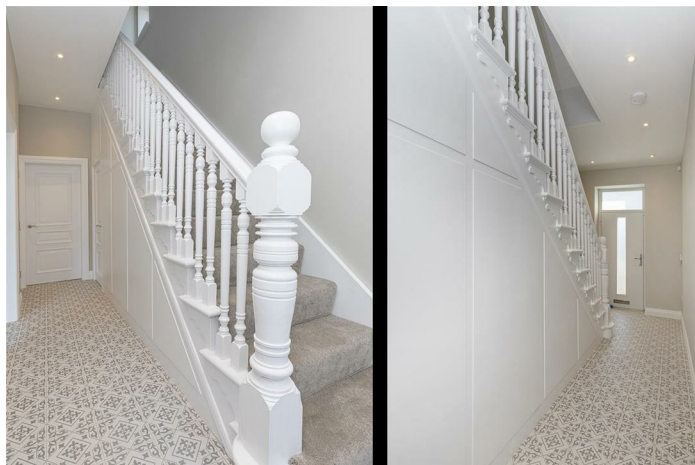
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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Entrance Hallway



An external composite door with a glazed panel and matching overlight gives access to the hallway. This has an impressive staircase with superb detailed spindles and matching newel post which has been carefully repaired and restored. Within the high ceiling is LED downlighting and of particular note is the decorative tiled flooring with under floor heating, which can be found throughout the ground floor. Off the hallway is a useful storage cupboard housing the controls for the under floor heating system. A staircase with sensor lighting gives access to the lower ground floor and a door leads into the living room.

Living Room



This large principal reception room is positioned at the front of the property. It is particularly light and bright with neutral decor and carpeting, two uPVC windows that flood the room with natural light and a wealth of sockets and provision for

Living/Dining Kitchen



This room certainly has the wow factor and the eye is immediately drawn to the four panel bi-fold doors. Additional natural light comes from the roof light. There is a tiled floor throughout this open plan room and under floor heating with individual zones. The kitchen area has an array of wall cupboards and base units with superb worktops, matching upstands and splashbacks. The central island incorporates a Neff hob, above which is a flush ceiling mounted extractor, contrasting cupboards and drawers and extends to create a breakfast bar area. There are side-by-side Neff fan ovens, one of which incorporates a warming drawer, a sunken one-and-a-half bowl sink with stylish mixer tap and a Neff dishwasher. On either side of the ovens is a larger style fridge and freezer. There is also a wine cooler and an illuminated display cabinet. The room has been designed as a sociable open plan eating and entertaining area and can easily accommodate a formal dining table, sofas, etc. It has a wealth of LED ceiling downlighting, provision for wall-mounted TVs and a door leading to the utility.

Utility



This has units, worktops and splashbacks to match the

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kitchen, a sunken stainless steel sink with a grooved draining area and an extendable mixer tap. There is plumbing for an automatic washer and a condensing dryer, a continuation of the floor tiling and a composite external door with an inset matwell. The room has a rear uPVC, LED downlighting, a personal door through to the garage and a door leading to the downstairs WC.

Downstairs WC



This has a continuation of the floor tiling, a rectangular hand wash basin with a storage cupboard beneath and a low-level WC. There is a motion operated illuminated mirror, an extractor fan, LED downlighting and a rear opaque uPVC window.

Lower Ground Floor

From the hallway, the staircase LED sensor lighting leads down to the lower ground floor.

Bedroom Five/Playroom/Home Office



This large, versatile space is ideal as a fifth double bedroom, but could equally be a playroom, home office, gaming room or cinema room, etc. It has neutral decor and carpeting, a useful under stairs storage area, LED downlighting, a uPVC window to the front elevation and a radiator.

First Floor Landing



From the hallway, the staircase rises to the fabulous first floor landing, which is light and bright, enjoying a dual aspect with front and side uPVC windows. It has a continuation of the staircase with spindle balustrades leading up to the top floor. There is LED downlighting and two radiators.

Bedroom One



This large double bedroom is positioned at the front of the property and is light and bright with uPVC windows. It has plenty of space for furniture, a wealth of sockets, provision for a wall-mounted TV and a radiator. The room borrows further natural lighting from the adjoining dressing area.

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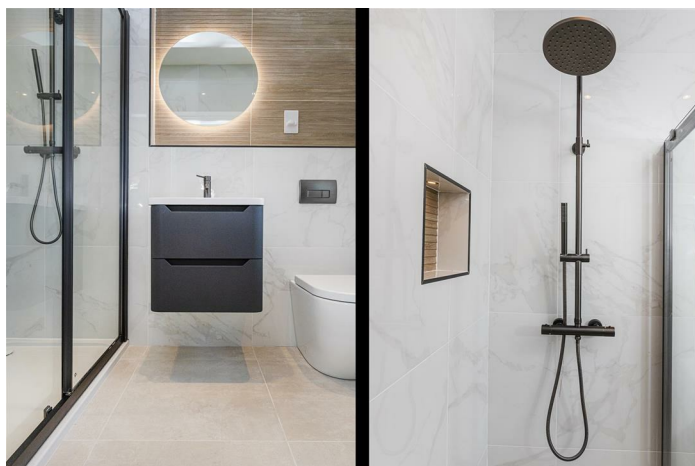


Dressing Area



This room is positioned at the rear of the property and has LED downlighting, a rear uPVC window and a radiator. A door leads through to the en suite.

En Suite Shower Room



The stylish en suite has a double gun metal grey shower cubicle with a tiled interior, an alcove for toiletries, an overhead waterfall style gun metal grey shower fitting and a hand-held shower attachment. There is a wall-mounted hand wash basin with shelving below and a low-level WC with a concealed cistern. The room has an illuminated circular mirror, a toothbrush charging point, tiling to the walls and floor, LED downlighting and an upright ladder style radiator. To the rear elevation is an opaque uPVC window.

Bedroom Three



This double bedroom is positioned at the front of the property and has a decorative cast iron fireplace and plenty of space for furniture. It has numerous sockets, neutral decor and a radiator.

Bedroom Four



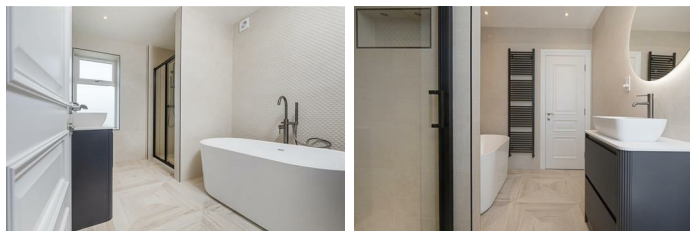
This large double bedroom is positioned at the rear of the property and has neutral decor, a uPVC window and a radiator.

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House Bathroom



The high specification bathroom has a four-piece suite comprising a freestanding bath with floor-mounted mixer tap and hand-held shower attachment, a rectangular hand wash basin set to a plinth with storage beneath, a low-level WC and a double gun metal grey shower cubicle with an overhead waterfall style shower fitting and a hand-held shower attachment. There is an illuminated mirror, a toothbrush charging point, tiling to the walls and floor, an extractor fan and LED downlighting, along with an upright ladder style radiator. To the rear is an opaque uPVC window.

Top Floor Landing

From the landing, the spindle staircase rises to the top floor where there is a Velux window in the angled roofline, LED downlighting and two exposed timber beams. Off the landing is a good-sized useful store cupboard, which could be made into a wardrobe, with power, lighting and an exposed beam, beneath which is access to storage within the eaves. There is also a radiator.

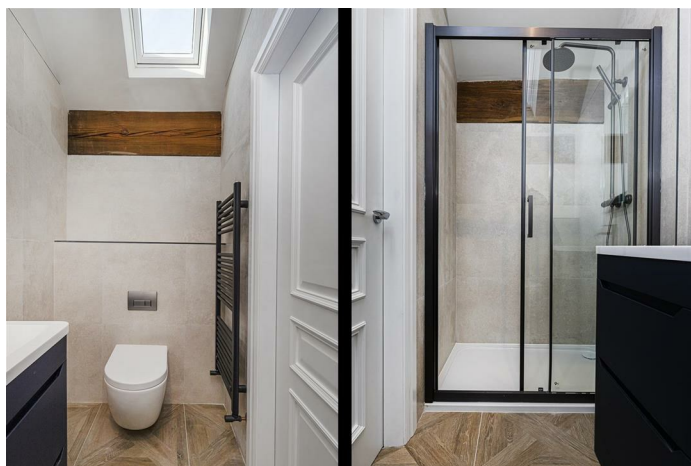
Bedroom Two



This large double bedroom is characterful and contemporary. It has four exposed timber beams and access to storage

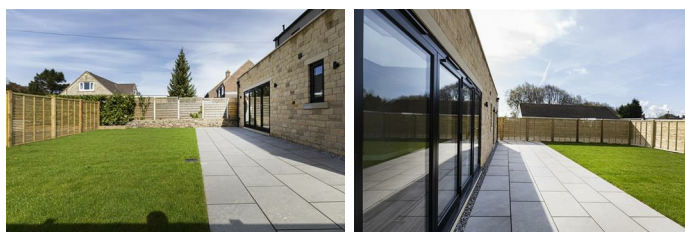
within the eaves at the front. The room is light and bright with two large Velux windows, neutral decor and carpeting and a useful walk-in store with power and lighting. This could be a perfect teenager's room, study or gaming space, etc. There is a radiator and access to an en suite shower room.

En Suite Shower Room



This room has a double gun metal grey shower cubicle with an overhead waterfall style shower fitting and a hand-held shower attachment, a rectangular hand wash basin with drawers beneath and an illuminated mirror above, and a low-level WC with concealed cistern. There is a Velux window in the high angled roof, an extractor fan and LED downlighting. The room has exposed timber beams to either side, appropriate tiling and a ladder style radiator.

External Details



In front of the property is a stone perimeter wall with heavy stone gateposts and a timber gate leading onto the superb pathway. The front garden has been designed for ease of maintenance with wood bark and shrubs. On the left-hand side of the property is a treble width driveway providing extensive parking and access to the integral garage. There is a further wood bark area, a matching pathway and an

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additional side parking space with external lighting and water. The rear garden is enclosed by perimeter fencing and has a side gate. It has a large full width porcelain patio and enjoys a westerly aspect, benefitting from the afternoon sun. There is external lighting and power sockets. Adjoining the patio is a good-sized lawned garden area with perimeter fencing.

Double Garage

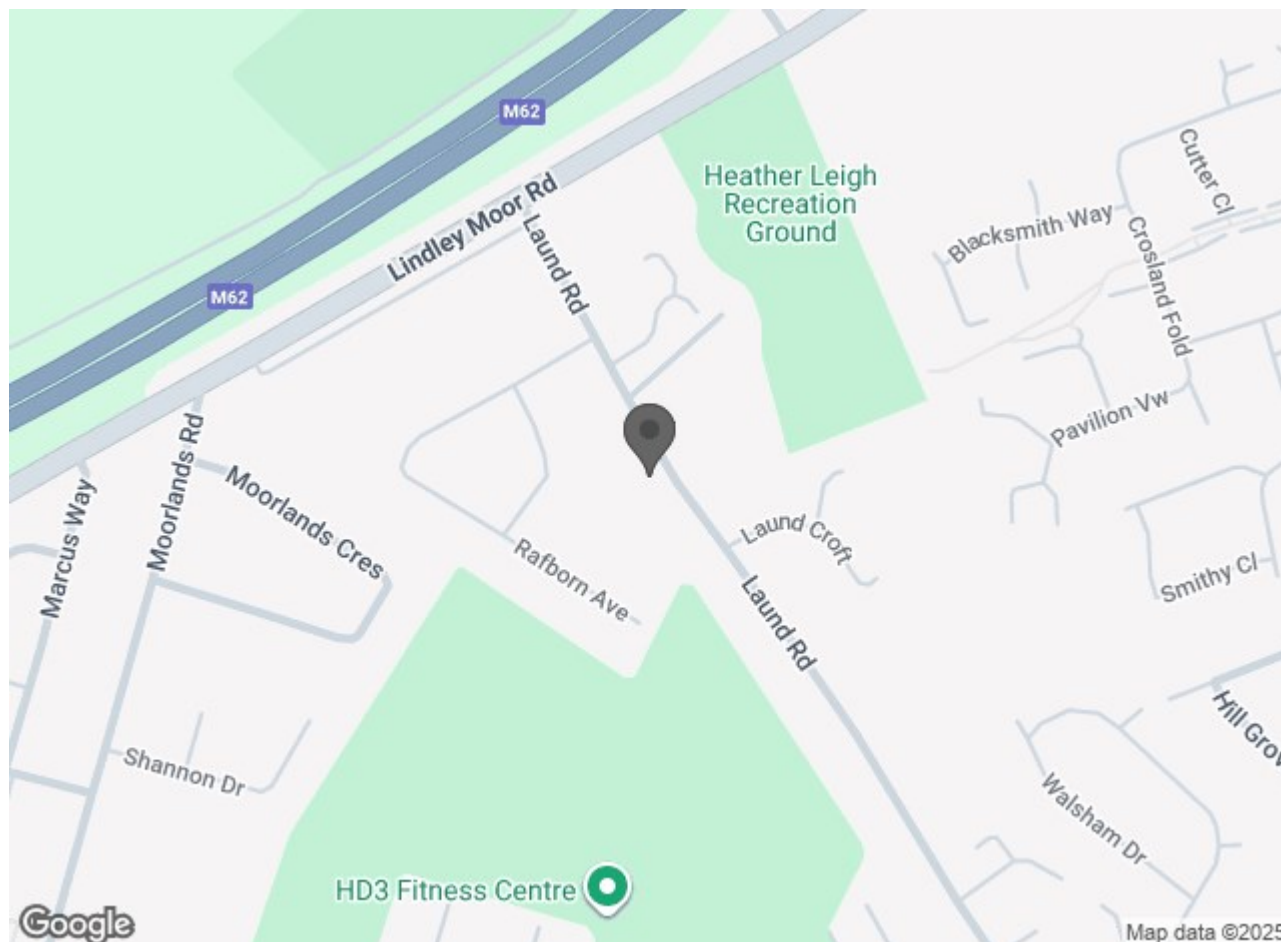
The large garage has an automatic roll-over door, a high ceiling, power and lighting and a charging point for an electric vehicle. The garage is home to the Alpha boiler for the central heating system and the Alpha pressurised cylinder. It has a personal door from the utility room.

Tenure

The vendor informs us the property is Freehold.

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Directions



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1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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