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## The Oaks, Salendine Nook Huddersfield,

**Offers in the region of  
£290,000**

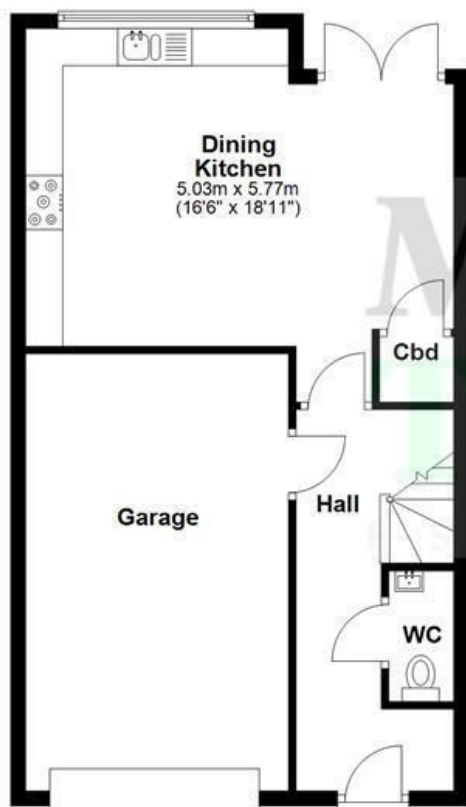
Positioned at the head of the cul-de-sac is this contemporary town house with four double bedrooms. The accommodation is arranged over three floors. It is conveniently placed for amenities in the nearby shopping centre, along with local schooling and access to the M62 motorway. The accommodation comprises a large entrance hallway, downstairs WC and open-plan dining kitchen with integrated appliances and French doors leading out into the garden. On the first floor is a large living room with a Juliette style balcony and the master bedroom with built-in furniture and en suite bathroom. On the top floor are three further double rooms and a large family bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is provision for side-by-side parking on the driveway and an integral garage with a personal door from the hallway. The rear garden is enclosed by perimeter fencing and has a paved patio area adjoining the French doors in the dining kitchen. Only by an internal inspection can the amount of accommodation on offer be truly appreciated.

# The Oaks, Salendine Nook Huddersfield,

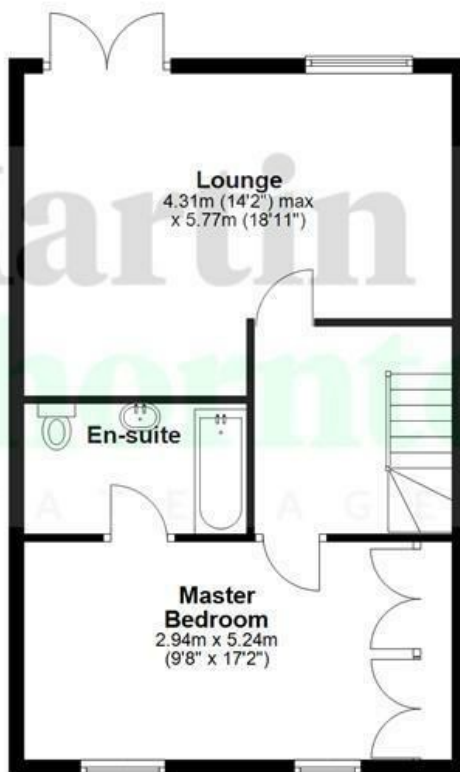
## Floorplan



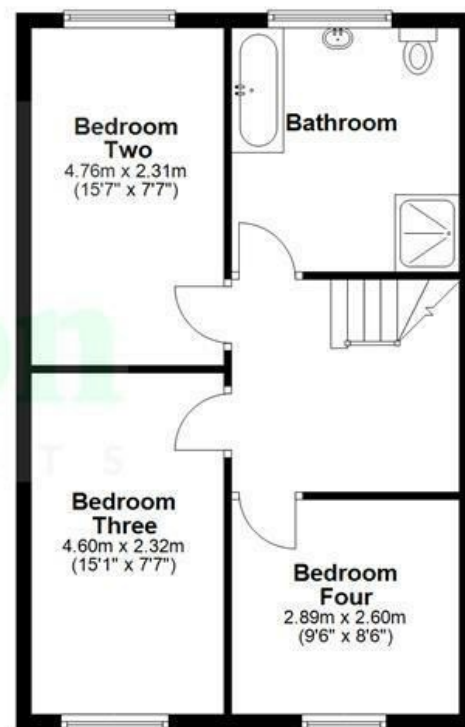
Ground Floor



First Floor



Second Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# The Oaks, Salendine Nook Huddersfield,

## Details



### Entrance Hallway

An external composite entrance door with a feature glazed panel gives access to the entrance hallway. The large and well-presented hallway has oak style laminate flooring and a staircase rising to the first floor accommodation. A door leads into the integral garage. There is space to store shoes and coats, along with a radiator and a door leading to the downstairs WC.



### Downstairs WC

This room has a white two-piece suite comprising a pedestal wash hand basin with tiled splashback and a low-level WC. There is a continuation of the laminate flooring from the hallway, along with an extractor fan and a radiator. At the far end of the hallway, a door opens into the dining kitchen.





# The Oaks, Salendine Nook Huddersfield,

## Details



### Dining Kitchen

This large open-plan eating and entertaining room runs the full width of the property. It has an array of wall cupboards with under unit lighting, along with base units, working surfaces, illuminated display cabinets and a one-and-a-half bowl sink with mixer tap. Integrated appliances comprise a five-ring gas hob, oven, canopy style filter hood, fridge freezer, dishwasher and washing machine. A central island unit incorporates further storage cupboards and drawers. There is plenty of space for a formal dining table and French doors give access out into the garden. The room is light and bright with neutral decor and a rear uPVC window, along with ceiling downlighting, floor tiling, provision for a wall-mounted TV, a useful under stairs storage cupboard and two radiators.



### First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing, which has a staircase rising to the top floor and a radiator.



# The Oaks, Salendine Nook Huddersfield,

## Details



### Living Room

Positioned at the rear of the property, this large open-plan room is light and bright with a uPVC window and uPVC doors opening to a Juliette style balcony. The room can accommodate a good amount of furniture and has a radiator.



### Bedroom One

This double bedroom is positioned at the front of the property and has twin uPVC windows overlooking the cul-de-sac. It has a bank of built-in furniture comprising hanging rails, cupboards and drawers. The room could accommodate additional furniture. It has twin radiators and the advantage of an en suite bathroom.



# The Oaks, Salendine Nook Huddersfield,

## Details



### En Suite Bathroom

This room has a white three-piece suite comprising a panelled bath with a curved shower screen and independent shower over, a pedestal wash hand basin and a low-level WC. There is appropriate tiling to the walls, along with oak style laminate flooring, ceiling downlighting, an extractor fan and a contemporary upright ladder style radiator.



### Top Floor Landing

From the first floor landing, the staircase rises to the top floor landing, which has spindle balustrading, along with access to the loft area and a radiator.



# The Oaks, Salendine Nook Huddersfield,

## Details



### Bedroom Two

This large double bedroom is positioned at the rear of the property and enjoys an outlook over the playing field from its uPVC window. There is space for furniture and a radiator.



### Bedroom Three

This large double bedroom is positioned at the front of the property with plenty of space for furniture. It has a uPVC window overlooking the cul-de-sac and a radiator.



### Bedroom Four

This good-sized double bedroom is positioned at the front of the property and has a uPVC window and a radiator.





# The Oaks, Salendine Nook Huddersfield,

## Details



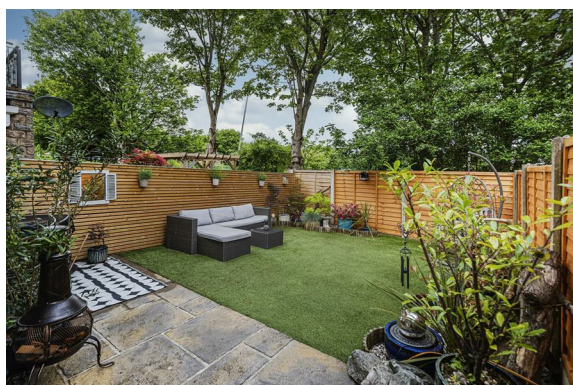
### Bathroom

The large house bathroom has a four-piece suite comprising a shower cubicle with a glazed door and an independent shower, a pedestal wash hand basin, a low-level WC and a panelled bath with a hand-held shower attachment from the mixer tap. There is appropriate tiling to the walls, oak effect laminate flooring, ceiling downlighting and an upright chrome ladder style radiator. To the rear elevation is an opaque uPVC window.



### External Details

In front of the property is the driveway, providing side-by-side parking and access to the integral garage. The rear garden is enclosed by perimeter fencing and enjoys an aspect over the adjoining playing field. There is a paved patio area adjoining the French doors in the dining kitchen, along with external water and an artificial turfed area. There is also a lockable side timber gate.



### Integral Garage

The garage has a personal door from the entrance hallway, along with power and lighting. Our clients use the far end as a utility area with a condensing dryer and space for additional appliances.

### Tenure

The vendor informs us that the property is Freehold.



# The Oaks, Salendine Nook Huddersfield,

Directions

