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Laund Road, Salendine Nook Huddersfield,

**Offers in the region of
£325,000**

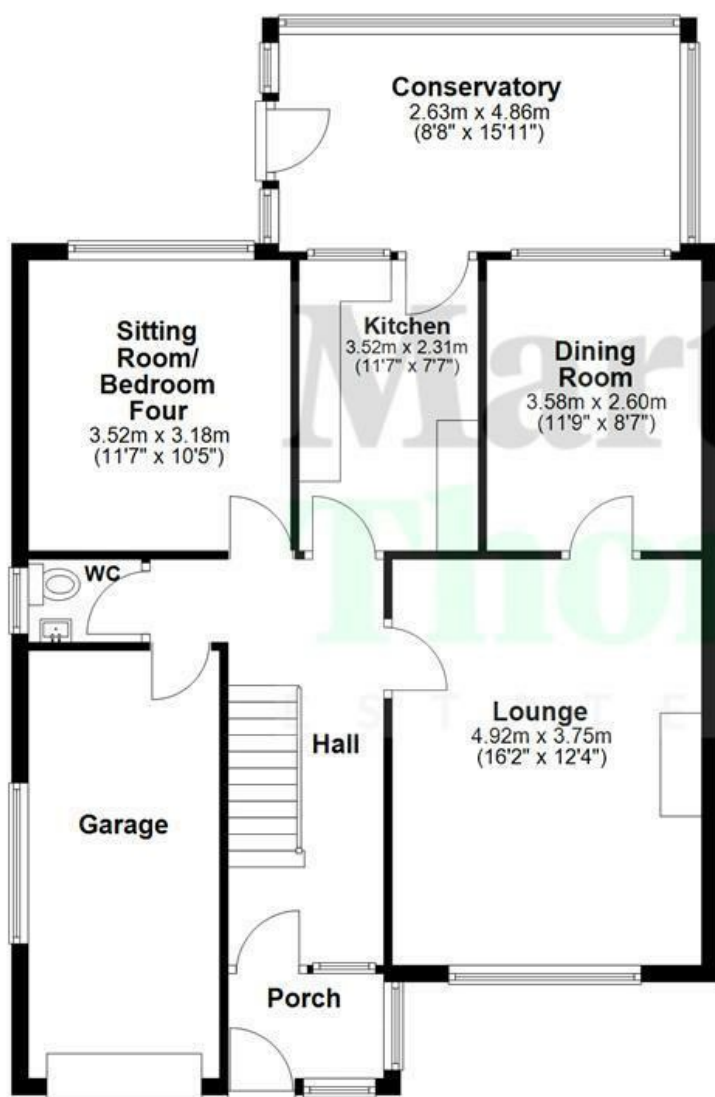
This very well-presented, four-bedroom detached property has been enjoyed and improved over the last forty years by the current owners. It is located within the popular residential area of Salendine Nook and may prove suitable to the expanding family buyers looking to acquire a property with nearby recommended schooling. Salendine Nook shopping centre is close by and the M62 motorway network is within easy reach. The accommodation comprises an entrance porch, a large hallway, garage, downstairs WC, a living room, downstairs bedroom, kitchen, dining room and conservatory. On the first floor are three double bedrooms and the bathroom, along with two useful storage cupboards. The property benefits from gas-fired central heating and is predominantly uPVC double-glazed. Externally, there is a paved driveway at the front leading to a single integral garage. At the rear of the property, there is a fenced garden area with a pleasant outlook over the playing fields and enjoying a southerly aspect. Viewing is highly recommended.

**Laund Road, Salendine Nook
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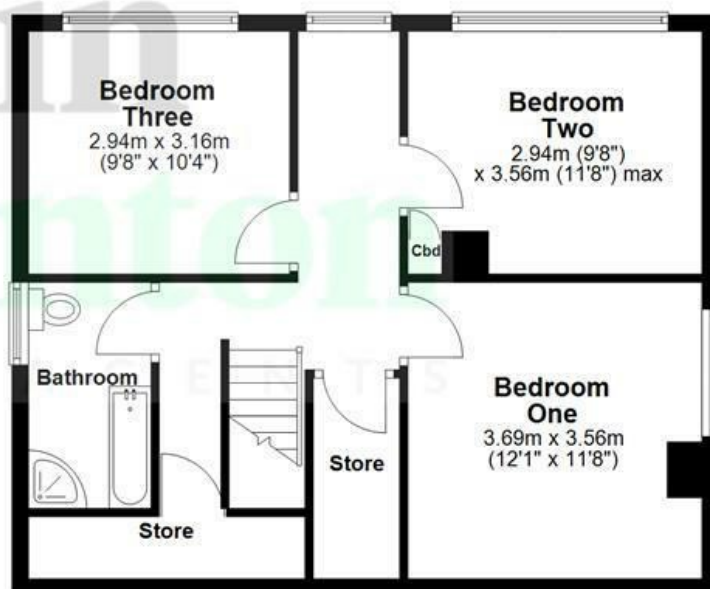
Floorplan



Ground Floor



First Floor



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

Laund Road, Salendine Nook Huddersfield,

Details

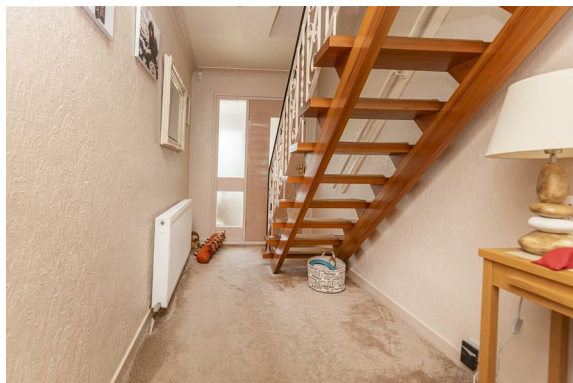


Entrance Porch

A uPVC door with a double-glazed insert gives access to the entrance porch, where there is a uPVC window to the front and side elevations, terracotta tiling to the floor and a wall light point. There is exposed brickwork and a timber door giving access to the entrance hallway.

Entrance Hallway

The spacious hallway has plenty of room for storing coats and shoes. It has coving to the ceiling, a radiator and a ceiling light point. The staircase gives access to the first floor accommodation and a timber door leads to the integral garage.

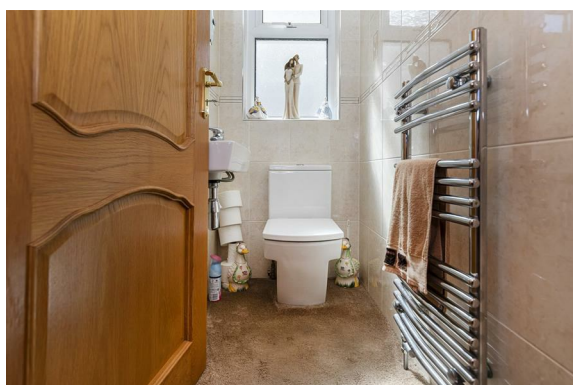


Garage

The single garage has an electric roller shutter door, power and light. This area houses the Vertis alarm system and has plumbing for an automatic washing machine, along with space for a freezer. It is also home to the Vaillant boiler for the central heating system. There is a uPVC double-glazed window to the side elevation.

Downstairs WC

This room has a wall-mounted hand basin with mixer tap and a low-level WC. There is a uPVC double-glazed window to the side elevation, tiled walls, coving to the ceiling, a ceiling downlight point and a chrome ladder style heated towel rail.



Laund Road, Salendine Nook Huddersfield,

Details



Ground Floor Bedroom

This reception room is positioned at the rear of the property and has a large uPVC double-glazed window overlooking the garden and beyond. It has plenty of space for furniture, coving to the ceiling, a ceiling light point and a radiator.



Kitchen

The kitchen has a range of wall and base units, drawers, roll-edge worktops and a composite style sink with a mixer tap. Integrated appliances comprise an oven and a four-ring gas hob with overlying extractor hood, a fridge and a stylish glass display cabinet. It has brick style tiling to dado height and laminate style flooring. There is a uPVC window to the rear elevation and a uPVC door with a large glazed panel gives access to the conservatory. The room has a ceiling light point and a radiator.



Laund Road, Salendine Nook Huddersfield,

Details



Living Room

This principal reception room is positioned at the front of the property and enjoys a pleasant outlook via a large uPVC window. It has plenty of room for furniture, a ceiling rose, coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a marble fireplace and hearth, home to a living flame gas fire. A timber door with glazed inserts and side panels gives access to the formal dining room.



Dining Room

This room has a ceiling rose, a ceiling light point, coving to the ceiling and a radiator. A uPVC window overlooks the conservatory.



Laund Road, Salendine Nook Huddersfield,

Details



Conservatory

A uPVC door with a glazed insert gives access to the conservatory. This has a stylish tiled floor, uPVC windows to three elevations and a sliding uPVC door providing access to the rear garden. A uPVC door gives access from the side elevation. There are various power points and wall lighting.



First Floor Landing

From the entrance hall, the staircase gives access to the first floor landing, where there are two ceiling light points, access to loft space and a large under stairs storage cupboard. The landing is large enough to accommodate a desk to make a perfect study area. There is a uPVC window overlooking the rear elevation and under eaves storage.



Laund Road, Salendine Nook Huddersfield,

Details



Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window to the side elevation. It has fitted wardrobes with hanging rails and shelving, a ceiling light point, a radiator and a wall light point. There is access to under eaves storage.



Bedroom Two

This bedroom is positioned at the rear of the property and has a large uPVC double-glazed window providing a pleasant outlook over the garden and beyond. It has fitted bedside tables with shelving units and cupboards, a fitted wardrobe with hanging rails and shelving, a ceiling light point and a radiator.



Laund Road, Salendine Nook Huddersfield,

Details



Bedroom Three

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window providing a pleasant outlook over the garden and beyond. It has a fitted wardrobe with hanging rails and shelving, a fitted vanity unit with drawers, a ceiling light point and a radiator.



Bathroom

The bathroom has a white suite comprising a panelled bath with a mixer tap, a corner shower cubicle, home to a Mira electric shower, a pedestal hand basin with storage underneath and a low-level WC with a concealed cistern. There is a uPVC window to the side elevation, ceiling downlights, an extractor fan and a chrome ladder style heated towel rail. The floor is tiled with contrasting tiled walls.



Laund Road, Salendine Nook Huddersfield,

Details



External Details

At the front of the property, there is a patio/driveway leading to the integral garage and a flagged area with fenced borders. A flagged pathway leads around both sides of the property to a wrought iron access gate. At the rear of the property, there is a fenced garden area with a patio and an artificial lawned area with mature shrubbery borders. The rear garden has a pleasant outlook over the playing fields and beyond, and has a southerly aspect.



Tenure

The vendor informs us the property is Freehold .

Laund Road, Salendine Nook Huddersfield,

Directions

