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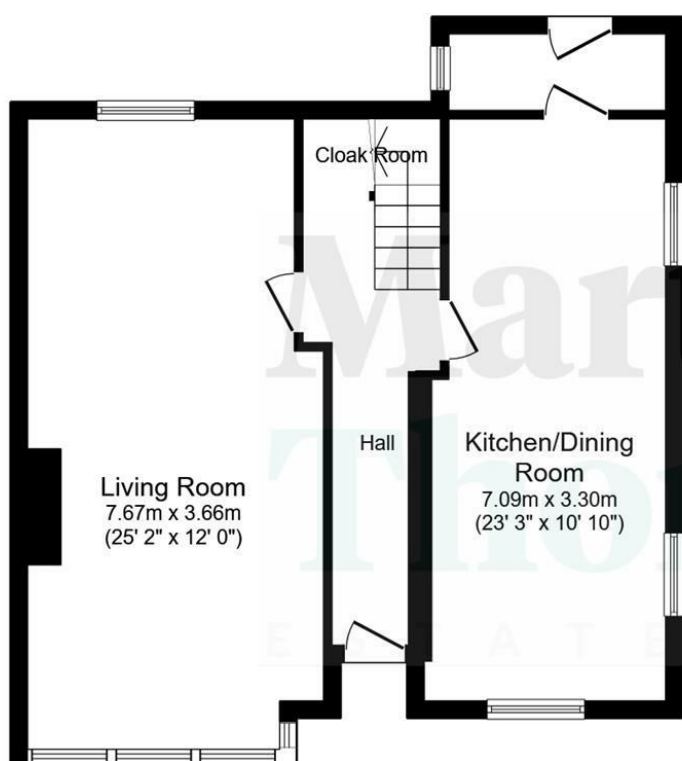
New Hey Road, Salendine Nook Huddersfield, Yorkshire

**Offers in the region of
£220,000**

This spacious three-bedroom semi-detached home enjoys a southerly aspect to the front and is elevated from the road. The property is larger than first impressions may imply with a large dining kitchen with integrated appliances and a similar sized living room. The house is perfectly placed for local amenities, well regarded schooling and access to the nearby M62. There is a gas-fired central heating system with condensing boiler and majority uPVC double glazing. The accommodation comprises an entrance hallway, useful cloakroom, large open plan dining kitchen, similarly sized living room and utility. On the first floor are three bedrooms and bathroom. Externally, parking is on road and the front garden area can be a real sun trap, enjoying a southerly aspect. The rear garden is larger with a paved seating area and lawns.

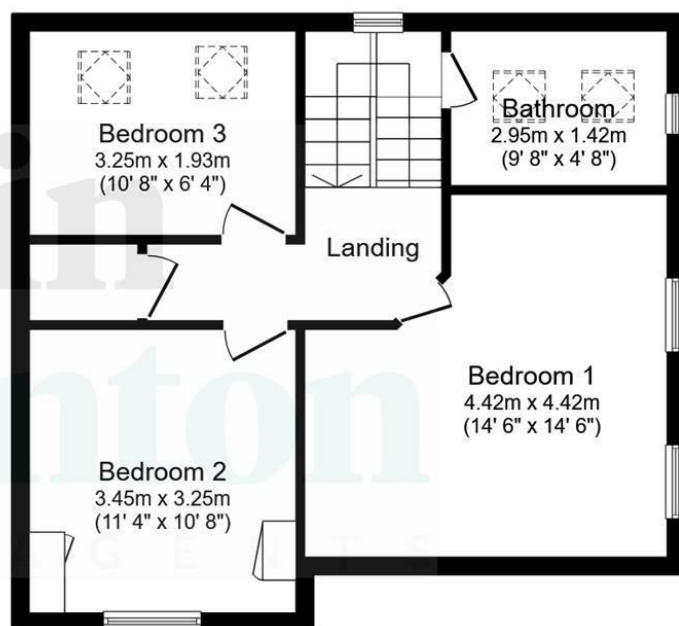
New Hey Road, Salendine Nook Huddersfield, Yorkshire

Floorplan



Ground Floor

Floor area 58.4 m² (629 sq.ft.)



First Floor

Floor area 52.0 m² (560 sq.ft.)

TOTAL: 110.4 m² (1,189 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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Details



Entrance Porch

An open entrance porch gives shelter from the elements and an external composite door with opaque glazed panels gives access to the entrance hallway.

Entrance Hallway

The hallway has recessed shoe storage and a staircase rising to the first floor accommodation, beneath which is the cloakroom. There is a radiator.



Cloakroom

The cloakroom is the perfect place to store shoes and coats. It was originally a downstairs WC, but still retains the plumbing and could be reinstated if required.

Dining Kitchen

Access to the dining kitchen room is gained from the hallway. This is a very large open plan, light and bright room running from front to back of the property. It has a dual aspect with front and side uPVC windows and the front of the property enjoys a southerly aspect, maximising the natural lighting. The kitchen area has an extensive array of fitted units to high and low levels with working surfaces which extend to create a breakfast bar area suitable for tall buffets beneath. There is a one-and-a-half bowl stainless steel sink with single drainer. Integrated appliances include a double oven, five-ring gas hob with splashback and canopy style filter hood, fridge, freezer, dishwasher and washing machine. Concealed is the boiler for the central heating system. There is ceiling downlighting. The dining area enjoys long distance views of a southerly nature and can accommodate a good sized formal dining table. The room has two radiators and a uPVC door leading to the utility.



Utility

This multipurpose space is ideal for freestanding appliances, etc. It has a single glazed window and a timber and glazed door giving access to the garden.

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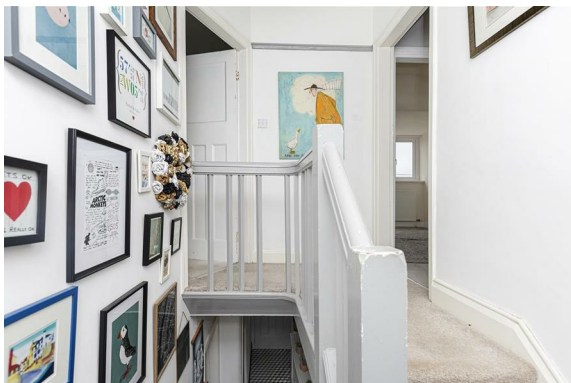
Living Room

Access can be gained to the living room from the hallway. This large open plan space runs from front to rear of the property. The room has front and rear uPVC windows and a decorative fire surround with a marble finish inlay and hearth, home to a living flame effect gas fire. The room can accommodate a vast amount of furniture and has deep cornice coving, a picture rail and two radiators.



First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a large, shelved storage cupboard and a rear uPVC window.



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Bedroom One

This large L-shaped bedroom has twin uPVC windows and access to useful storage within the eaves space. There is plenty of space for fitted or freestanding furniture and a radiator.



Bedroom Two

This double bedroom is positioned at the front of the property and enjoys long distance, southerly views from its elevated position. The National Park can be seen in the distance. There is a built-in wardrobe, a store cupboard and a radiator.



Bedroom Three

This single bedroom is positioned at the rear of the property and has twin Velux style windows and a radiator.



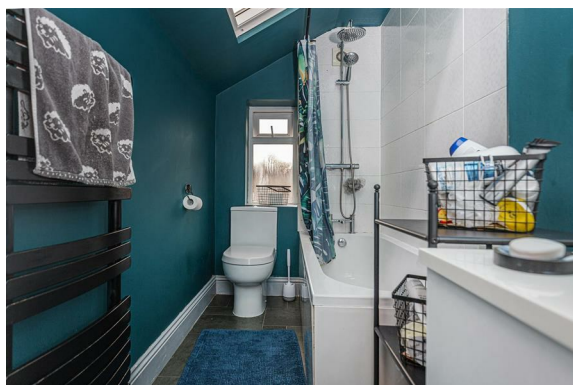
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Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with overhead waterfall style shower fitting and a hand-held shower attachment, a circular hand basin set to a plinth with a tiled splashback and mirror and storage beneath along with a low-level WC. There are two Velux windows within the angled roofline, a side uPVC window and an upright ladder-style radiator.



External Details

The property enjoys a southerly aspect to the front and is slightly elevated from New Hey Road. There is a full width seating/patio area which can be a real sun trap. On the right hand side of the property, the pathway leads around to the rear where there is a paved area, perfect for a shed or bin storage and external water. Steps lead to a raised garden with borders on either side, screened by trees and bushes. The pathway continues to the upper portion of the garden where there is a further lawned section.

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Directions

