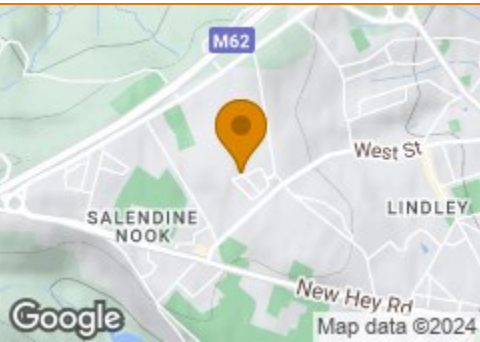


BOULTONS

Terrain Map



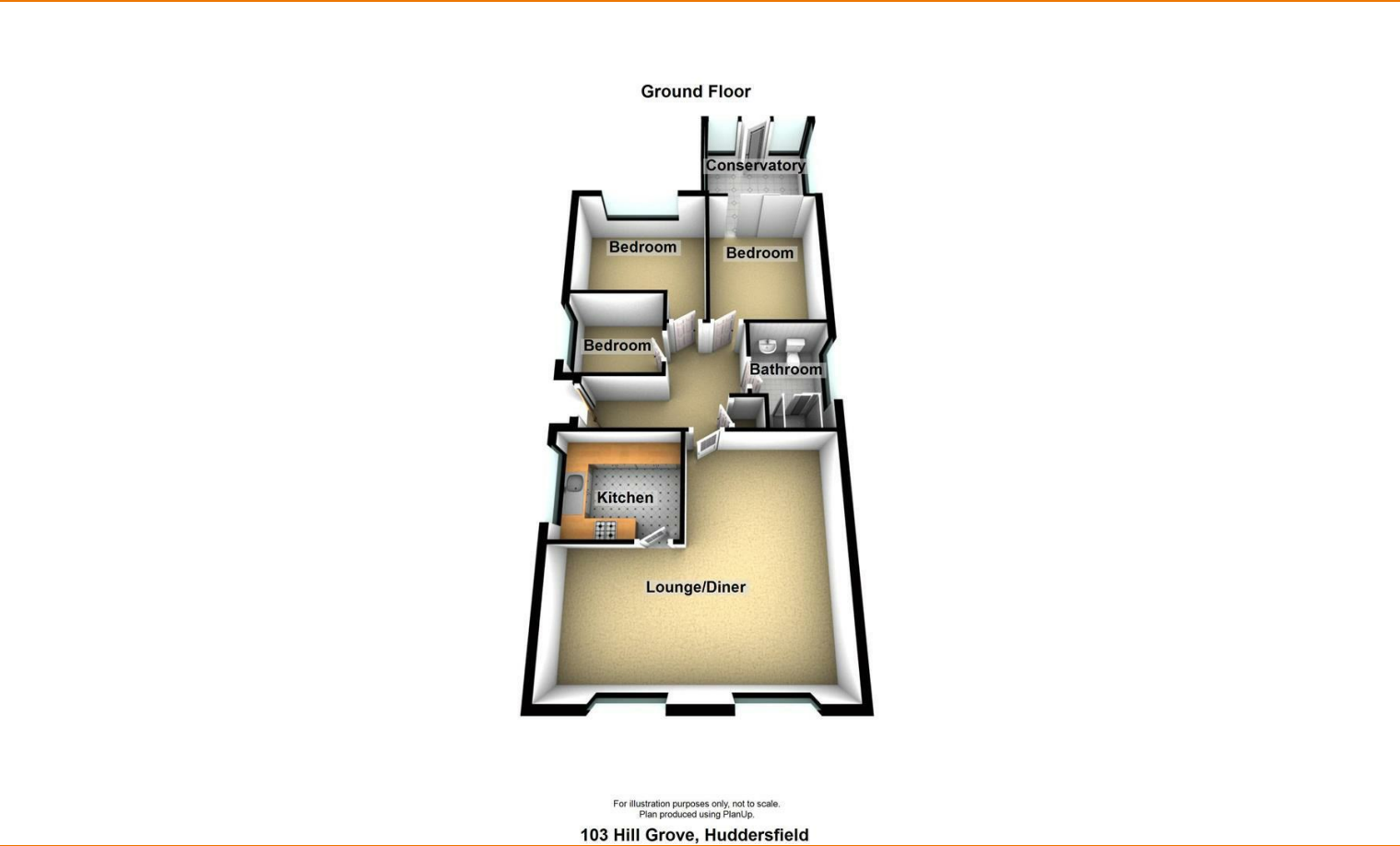
Hybrid Map



Terrain Map



Floor Plan



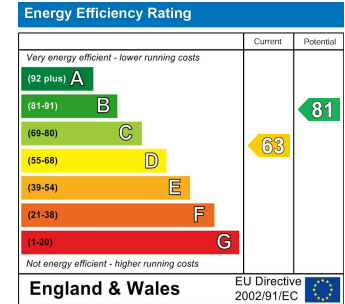
Hill Grove

Salendine Nook, Huddersfield, HD3 3TL

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers Around £289,995



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Hill Grove

Salendine Nook, Huddersfield, HD3 3TL

Offers Around £289,995



Offered for sale WITH NO ONWARD CHAIN is this BEAUTIFULLY PRESENTED, 3 BEDROOM DETACHED TRUE BUNGALOW. Situated in the highly sought after residential area of Salendine Nook. Extended by a CONSERVATORY at the rear and also benefits from off road parking, detached single garage and attractive gardens to both the front and rear. Internally the property has 2 double bedrooms, a single bedroom, well proportioned open plan lounge and diner, kitchen and bathroom. Upon inspection you will also find uPVC double glazing and a gas fired central heating system. The property would ideally suit the retired couple or due to its size a young growing family alike, with access to the M62 motorway network, well renowned local schooling and within easy reach of Huddersfield town centre. An internal and external inspection is recommended to appreciate the accommodation on offer and rear garden which affords a good degree of privacy.

ACCOMMODATION

RECEPTION HALL

11'9" x 4'3" extending to 8'7" x 5'8"

Accessed via an aluminium framed double glazed front door leading directly into the first section. With a generous cupboard having a hanging rail, shelf storage and central heating thermostat. Within the inner hall, the loft hatch allows access to the roof void which was not inspected at the time of the appraisal, decorative coving.

LOUNGE

17'5" x 11'1"

A generously proportioned and well presented room in an L-shaped design opening up into the dining area with two uPVC double glazed windows positioned to the front elevation which allow an abundance of natural light to flood in. There are two central heating radiators, decorative coving, ceiling roses and the focal point to the lounge is a coal effect gas fire with slate back and hearth with a random stone surround with oak style mantles. An internal door leads through to the kitchen which is centrally positioned in the property.

DINING AREA

9'6" x 8'10"

With access via an internal door to the kitchen. Open plan in design adjoining the lounge.

KITCHEN

9'0" x 8'1"

Fitted with a range of oak style door fronted wall and base units with complementary working surfaces atop the base units and draws and which incorporate a one and half inset stainless steel sink with mixer tap over and a four ring electric hob. There is a separate fitted double oven with extraction unit over the hob, plumbing for a washing machine, provision for additional white goods, a central heating radiator, part tiled splashbacks and a uPVC double glazed window to the side of the property.

BEDROOM 1

8'9" to the wardrobe door or 10'10" into the robe

Positioned at the rear of the property and enjoying an attractive outlook over the garden via the uPVC double glazed window. There is a central heating radiator, fitted bedroom furniture including drawers and corner display cupboard and full width floor to ceiling mirror fronted robes providing a range of hanging and shelving.

BEDROOM 2, rear

9'2" x 11'1"

Currently used as a snug/sitting room, with sliding uPVC double glazed doors leading out to the conservatory, a central heating radiator, ceiling rose and decorative coving.

CONSERVATORY

7'6" x 9'8"

uPVC double glazed in construction with a sliding patio door providing easy access to the rear garden. There are fitted blinds and a marble style tiled floor covering.

BEDROOM 3

6'9" x 7'10"

With a central heating radiator and uPVC double glazed window. Positioned at the side of the property.

SHOWER ROOM

8'6" x 6'1"

Well fitted with a modern, three piece suite comprising vanity hand wash basin and concealed push button flush wc with oak style display tops and cupboard units with stainless steel bar handle trim. A walk-in double shower has a mobility friendly fitted seat, main shower head plus a hand held shower attachment, chrome control panel. There are spotlights within the ceiling and extraction, complementary tiled walls, tile effect floor covering and a chrome style heated towel rail. Positioned to the gable end is a uPVC double glazed window with privacy glass inset.

OUTSIDE

There are attractive, well stocked gardens to the front and rear of the property with excellent levels of privacy due to the band of protected trees to the rear. There are perennials to the front of the property and a centre piece slate bed feature along with additional planted beds. There is a driveway to the side providing parking for a number of vehicles. You will also find an outside tap and the gas meter here. The rear garden is predominantly laid to lawn with the aforementioned mature trees, evergreens, flower beds and a garden shed.

GARAGE

A single, detached concrete sectional garage with a uPVC double glazed window to the side elevation and a remotely operated roller door.

TENURE

We understand that the property is a leasehold arrangement.

COUNCIL TAX

Band D in the metropolitan borough of Kirklees.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.