

martin-thornton.com
01484 508000



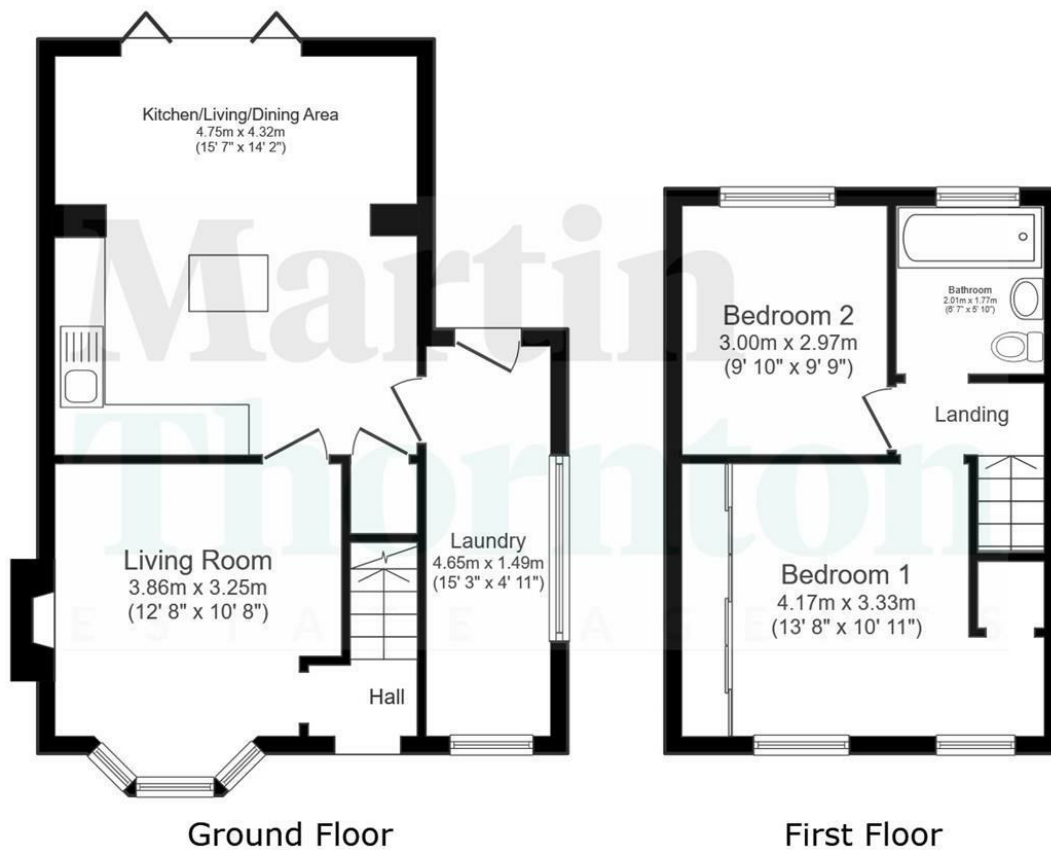
Moor Hill Road, Salendine Nook Huddersfield, Yorkshire

Offers over £250,000

This spacious two bed semi-detached property is perfectly placed for local amenities and public transport. It offers well-presented accommodation throughout and enjoys a southerly aspect, as well as convenient access to the nearby M62 motorway network. The ground floor comprises an open-plan kitchen diner, a spacious living room, plus a utility area. On the first floor, there are two well-proportioned bedrooms and a contemporary style family bathroom. The property benefits from a gas-style central heating system and has uPVC double-glazing. Externally, the property has off road parking, detached garage and gardens to the front and rear, perfect for outdoor entertaining.

Moor Hill Road, Salendine Nook Huddersfield, Yorkshire

Floorplan



Total floor area: 70.4 sq.m. (758 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

Moor Hill Road, Salendine Nook Huddersfield, Yorkshire

Details



Entrance Hall

A composite door with double-glazed inserts opens to the entrance hall, where there is a ceiling light point and a radiator. A staircase rises to the first floor landing and a timber door leads into the living room.

Living Room

This reception room is positioned at the front of the property and has a splayed uPVC double-glazed window. There is coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a marble style hearth and surround, home to a gas fire. A timber and bevelled glazed door opens to the open-plan kitchen/living/dining area.



Kitchen/Living/Dining Area

This open-plan room has lots of natural light via two uPVC double-glazed Velux windows and aluminium bi-fold doors with integrated blinds. The kitchen area has a range of modern wall and base cupboards, drawers, roll-edge worktops with matching upstands and a composite sink with mixer tap. Integrated appliances include an oven, four-ring gas hob with overlying filter hood and downlighting, microwave, dishwasher and wine cooler. There is a breakfast bar island with working surfaces and drawer storage, and space for a freestanding American style fridge freezer. The room has ceiling downlighting and LVT click flooring throughout and a useful storage cupboard. The flooring continues into the living area, which has plenty of room for furniture, ceiling downlighting, a radiator and provision for a wall-mounted television. A timber door gives access to the side entrance/utility room.



Moor Hill Road, Salendine Nook Huddersfield, Yorkshire



Details

Utility/Office Space

This room has base cupboards, drawers, roll-edge worktops and a useful storage cupboard. There is space and plumbing for an automatic washing machine and dryer. The room has a ceiling light point, a radiator and a uPVC double-glazed window to the side elevation. A composite door with decorative insert gives access to the rear garden.



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where there is a ceiling light point and access to partially boarded loft space. A uPVC double-glazed window allows natural light from the side elevation.

Bedroom One

This double bedroom is positioned at the front of the property and has two uPVC double-glazed windows. It has floor-to-ceiling fitted wardrobes with sliding doors, hanging rails and shelving. There is a useful storage area to the bulkhead, coving to the ceiling, ceiling downlighting and a radiator.



Moor Hill Road, Salendine Nook Huddersfield, Yorkshire

Details



Bedroom Two

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



House Bathroom

The bathroom has a white suite comprising a low-level WC with concealed cistern, vanity hand basin with storage below and a panelled bath with a curved splash screen and a mains fed shower over. The room has laminate style flooring, appropriate tiling to the walls, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. A uPVC double-glazed window provides natural light from the rear elevation.



External Details

To the front of the property there is a low maintenance garden with lawned and flagged areas and raised shrubbery borders. To the rear there is a raised decked seating area enjoying a sunny aspect and a further lawned and patio seating areas. There is a driveway providing off road parking and a detached garage with up and over door.

Tenure

The vendor confirms the property is Freehold

Moor Hill Road, Salendine Nook Huddersfield, Yorkshire

Directions

