Martin Thornton
ESTATE AGENTS

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New Hey Road, Salendine Nook Huddersfield,

Offers over £130,000

This well-presented one-bedroom property enjoys excellent commuter links to the M62 motorway network, making it an ideal purchase for a first-time buyer or professional couple looking for a well-positioned home.

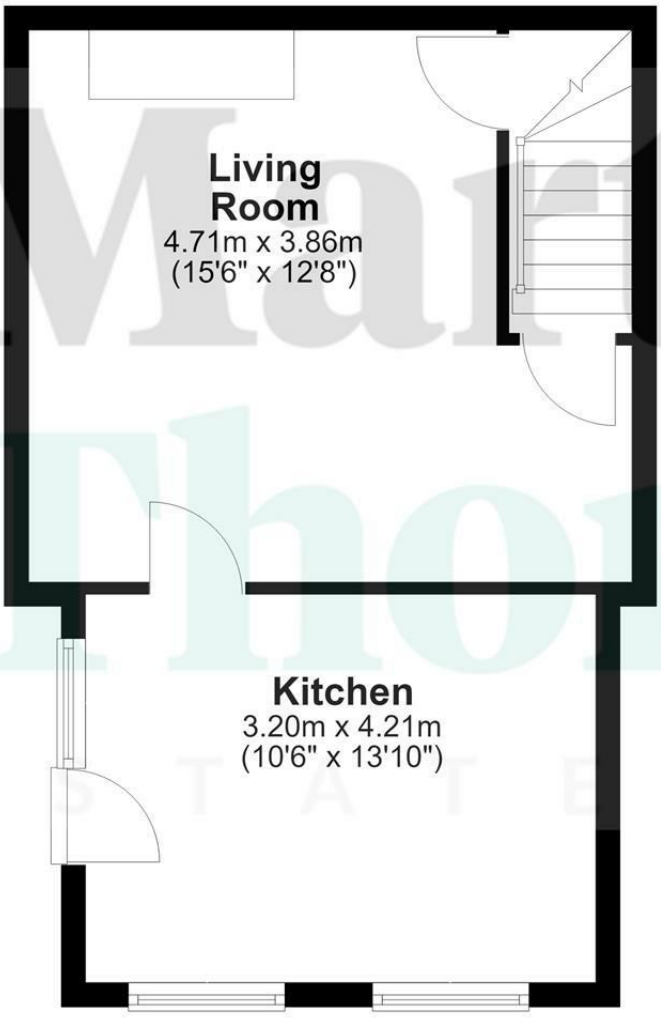
The accommodation comprises a kitchen diner and lounge to the ground floor, with a double bedroom and stylish house bathroom to the first floor. The property benefits from an electric heating system and uPVC double-glazing throughout.

Externally, the property features a lovely low-maintenance front garden, which provides an ideal space for outdoor entertaining and enjoys plenty of sunshine. There is also a useful outhouse and off-road parking for two vehicles.

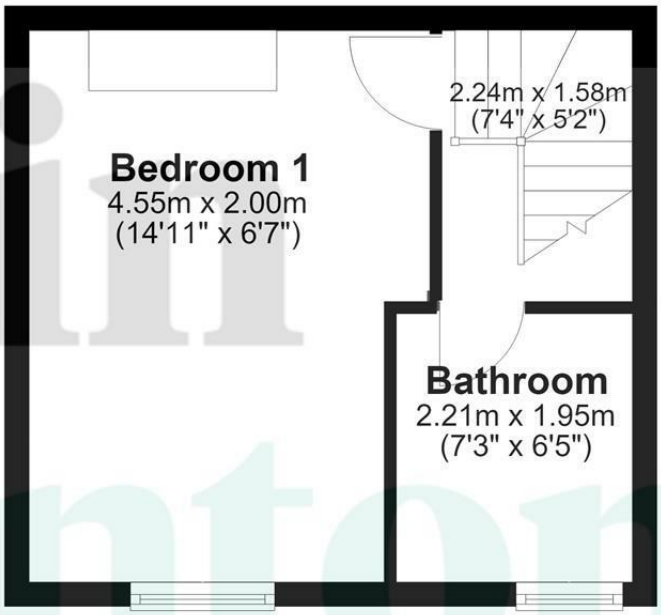
New Hey Road, Salendine Nook
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Floorplan

Ground Floor



First Floor



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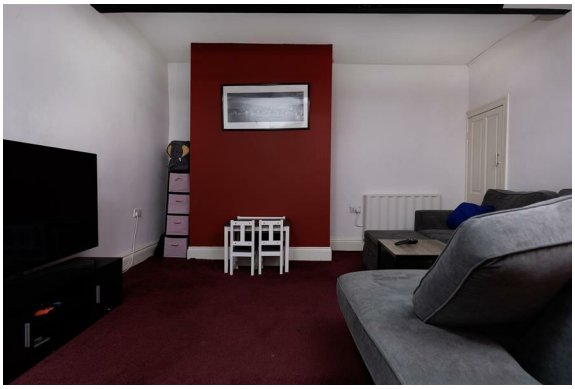
Details

Entrance
A uPVC door with decorative inserts, and a uPVC window to the side, opens to the kitchen.

Kitchen
The kitchen enjoys an open-plan aspect and has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit with mixer tap. Integrated appliances include an oven, induction hob and canopy style filter hood with downlighting. There is space and plumbing for an automatic washing machine and space for a freestanding fridge freezer. Two Velux windows provide natural light, along with a ceiling light point, two uPVC double-glazed windows to the rear elevation and laminate style flooring running throughout. From here, two steps lead up to the living room area.



Living Room
This room has exposed beams to the ceiling, a ceiling light point and an electric radiator. There is a useful under stairs storage cupboard, home to the fuse box. A timber door gives access to a staircase leading up to the first floor landing.



First Floor Landing
The landing has a ceiling light point and access can be gained to the following rooms:

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Details

Bedroom One
This double bedroom has a uPVC double-glazed window to the front elevation and useful fitted cupboards to one alcove. There is an exposed timber beam, a ceiling light point and an electric radiator.



House Bathroom
The bathroom has a white suite comprising a low-level WC, vanity hand basin with overlying mixer tap and a panelled bath with a splash screen and a mains fed shower over. There is tiling to the floor, contrasting tiling to the walls and a ceiling light point. A uPVC double-glazed window provides natural light from the front elevation.



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External Details

There is a lovely, low-maintenance Indian slate and flagged patio garden with shrubbery borders and fenced boundaries. This area can be a real sun trap. There is an outside water point, security lighting and two off-road parking spaces.

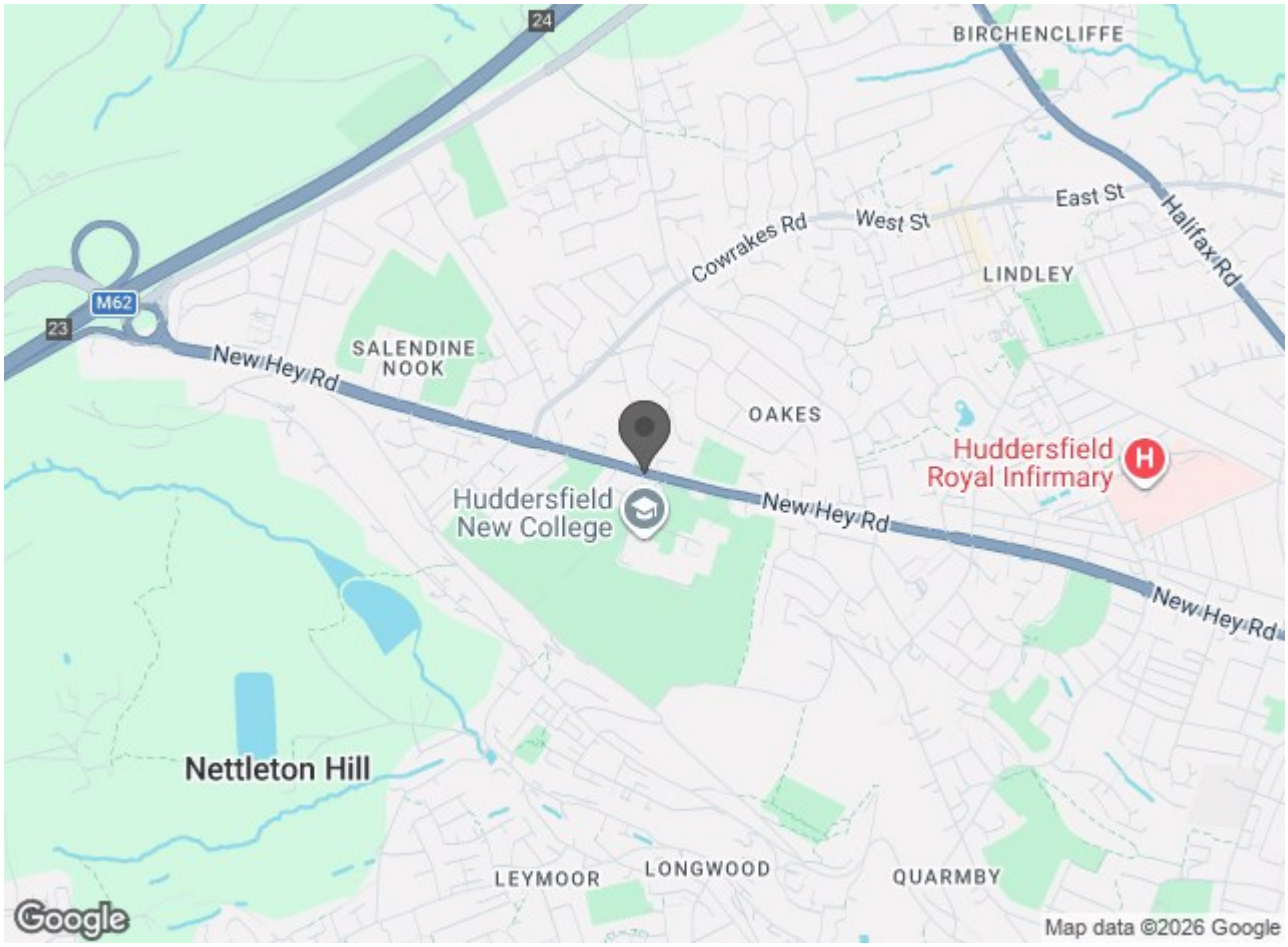


Tenure

The vendor has informed us the property is Freehold.

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Directions



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