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## Kiln Court, Salendine Nook Huddersfield, Yorkshire

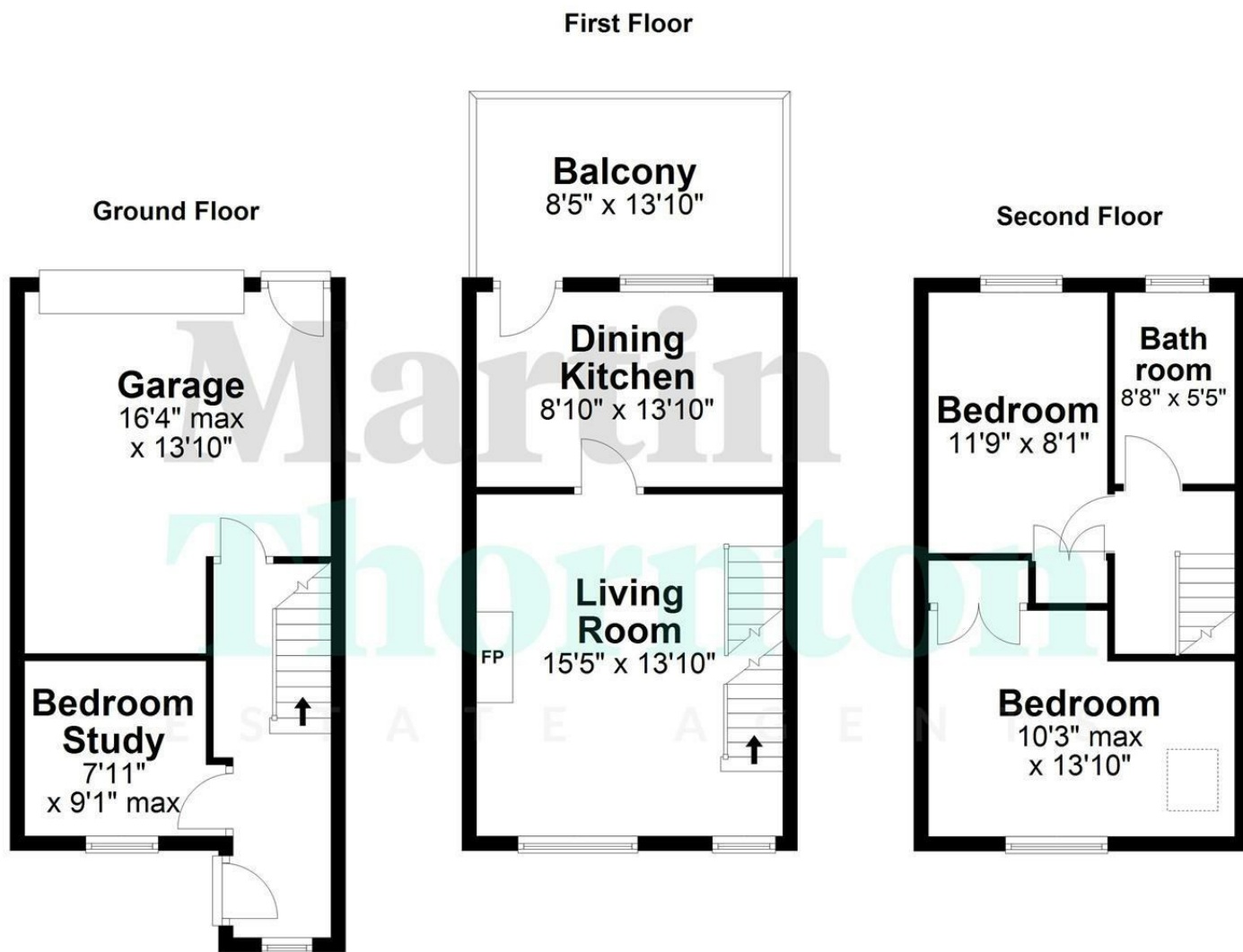
Offers in the region of  
**£260,000**

This three-bedroom terraced property is located in this popular residential area in a cul-de-sac position. It may prove suitable for a first time buyer or a professional couple looking to access the nearby M62 motorway network. Salendine Nook shopping centre is nearby with its various amenities, also Lindley Village and nearby recommended schooling. Arranged over three levels, the accommodation comprises an entrance hall, downstairs bedroom/study, downstairs WC and an integral garage. On the first floor, there is a living room and a kitchen diner with access to a balcony. There are two double bedrooms and a house bathroom on the top floor. The property benefits from uPVC double-glazing and a gas-fired central heating system. Externally, at the front of the property, there is a flagged patio seating area. At the rear, there is a tarmac driveway and a balcony, perfect for outdoor entertaining, which can be accessed via the kitchen.

**Kiln Court, Salendine Nook  
Huddersfield, Yorkshire**



**Floorplan**



Total area: approx. 1045.2 sq. feet  
Kiln Court, Salendine Nook, Huddersfield

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## Details



### Entrance Hall

A composite door with a double-glazed insert opens to the spacious entrance hall, where there is natural light via a uPVC window to the front elevation. There is an alarm system, a useful under stairs storage cupboard and plenty of space for storing coats and shoes. The hall also has a dado rail, a ceiling light point and a radiator. Access can be gained to the following rooms:



### Downstairs Bedroom/Work from Home Study

A timber door gives access to this versatile room, which is positioned at the front of the property. It has a uPVC window, a dado rail, a ceiling light point and a radiator. It would make a perfect work from home study or downstairs bedroom, etc.



### Integral Garage

A timber door gives access to the integral garage, which is currently used as a utility. This room has a roll-edge worktop, plumbing for an automatic washing machine and space for a freestanding dryer. The combi boiler is housed in this area and a composite door gives access to the rear driveway. The garage has an up-and-over door, power and light.

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## Details

### Living Room

From the entrance hall, a staircase leads up to the living room, which is positioned at the front of the property and has a pleasant outlook over the cul-de-sac and beyond via an arched uPVC window comprising a window seat. The focal point of the room is a stone fire surround and hearth, home to a gas fire. It has several wall light points, a dado rail and two radiators. A timber door leads through to the kitchen diner.



### Kitchen Diner

The kitchen area has a range of modern wall and base cupboards, drawers, roll-edge worktops and a composite one-and-a-half bowl sink unit. Integrated appliances comprise a double oven, microwave, hob with overlying canopy style filter hood, dishwasher and fridge. There is LVT flooring, a uPVC window to the rear elevation and a uPVC door with a double-glazed insert gives access to the balcony. The dining area has plenty of space for a dining table, a ceiling light point and a radiator.



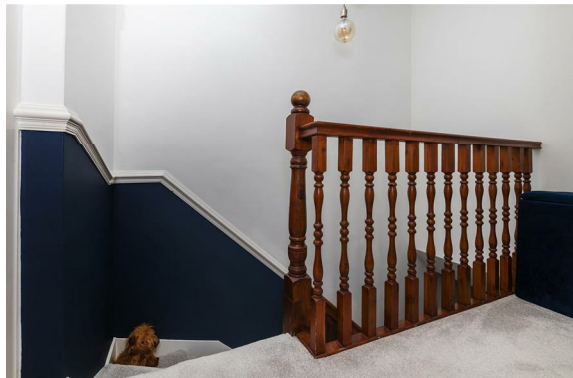
# Kiln Court, Salendine Nook Huddersfield, Yorkshire

## Details



### Second Floor Landing

From the living room, a staircase leads to the second floor landing. This has a ceiling light point, access to loft space and access to the following rooms:



### Bedroom One

This double bedroom is positioned at the front of the property and enjoys a pleasant outlook via a uPVC window. It has useful fitted wardrobes and vanity area, a Velux window, a ceiling light point and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window. It has fitted wardrobes with hanging rails and shelving, a dado rail, a ceiling light point and a radiator.



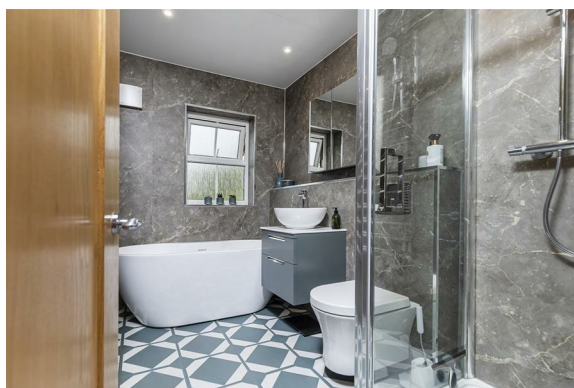
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## Details

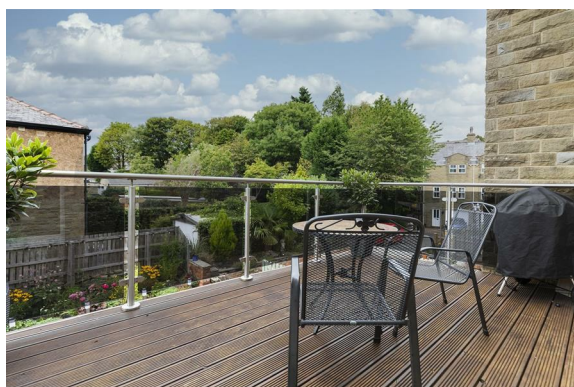
### House Bathroom

The modern white suite comprises a freestanding bath with an overlying waterfall style tap, a corner shower cubicle, home to a mains fed shower, a deep hand basin with mixer tap and vanity storage beneath, and a low-level WC with concealed cistern. There is an inset storage area for toiletries to the shower, LVT click flooring and contrasting panelling to the walls. The room has a ceiling downlighting, an extractor fan and a wall-hung storage unit and a chrome ladder style heated towel rail. There is a uPVC window to the rear elevation.



### External Details

At the front of the property, there is a raised flagged seating area, a wall light point and a single step leading to the front door. At the rear of the property, there is a tarmac driveway and a decked balcony with a glass balustrade, accessed from the kitchen area, perfect for outdoor entertaining. There are outdoor wall light points and a power point.



### Tenure

The vendor has informed us that the property is Freehold.

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Directions

