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ESTATE AGENTS

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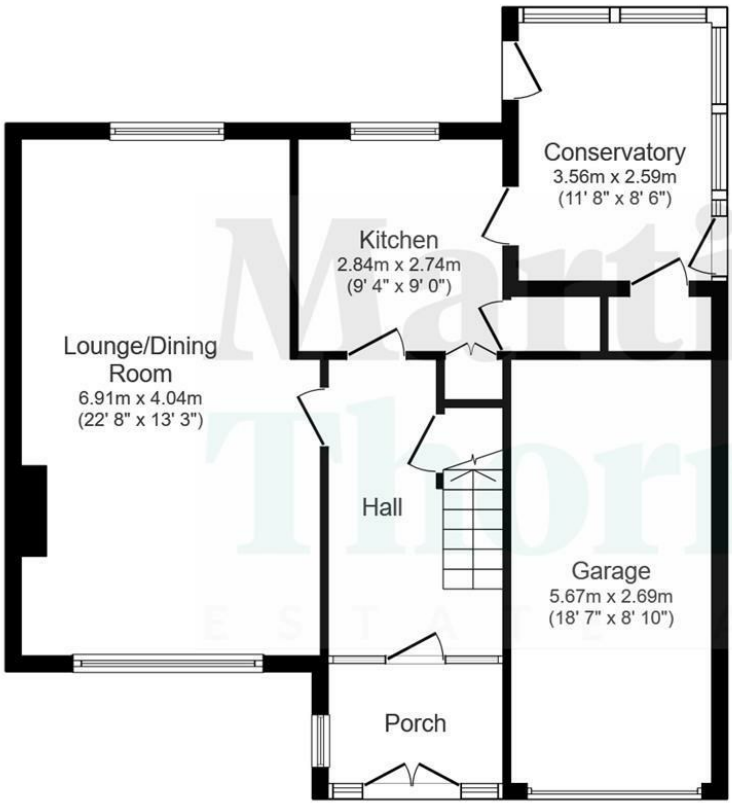
Laund Road, Salendine Nook
Huddersfield,

Offers in the region of £280,000

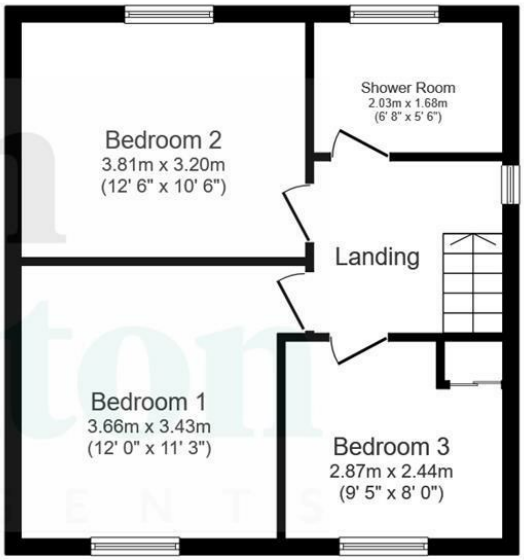
This three-bedroom semi-detached home is offered with no chain involvement and located in this ever-popular area, with ease of access to local amenities, Salendine Nook Shopping Centre, local schooling and M62 motorway access. It has front and rear lawned gardens, a driveway and an attached garage. The accommodation comprises an entrance porch, hallway, large open plan lounge/diner, separate kitchen (buyers may decide to create a dining kitchen and potentially add access out into the garden) and a conservatory/garden room. On the first floor are the three bedrooms, the two large doubles with built-in wardrobes, and a shower room. The property has a gas-fired central heating system, uPVC double-glazing and a security system. Externally, the rear of the property enjoys a westerly aspect, meaning that it can be a real sun trap. It has a patio and lawn. At the front, there is a further lawned garden and a driveway providing off-road parking and access to the garage. The property has the advantage of being offered with no onward chain.

Laund Road, Salendine Nook
Huddersfield,

Floorplan



Ground Floor



First Floor

Total floor area: 121.1 sq.m. (1,303 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
The entrance porch light and bright with uPVC glazed doors and uPVC glazing. A timber and panelled glazed door then gives access to the hallway.



Hallway
The hallway has a staircase rising to the first floor accommodation, beneath which is a useful, good-sized storage cupboard. There is a built-in matwell and a radiator. A timber and glazed internal door leads into the lounge/diner.

Lounge/diner
This large open-plan room runs from front to back of the property and is particularly light and bright with broad uPVC front and rear windows. The living area is positioned at the front of the property and has a stone fireplace with a raised hearth and a coal effect living flame gas fire. There is plenty of space for furniture, a low-level built-in storage cupboard and a radiator. The dining area at the rear has a uPVC window overlooking the garden. The use of furniture creates defined areas or buyers may see an opportunity to create a separate living room, potentially adding doors to the rear garden. There is a serving hatch through to the kitchen and a radiator.



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Kitchen

The kitchen is positioned at the rear of the property and the uPVC window overlooks the garden. It has wall cupboards and base units with worktops and a stainless steel sink with single drainer. There is space for a freestanding gas cooker, space and plumbing for an automatic washer and space for a freestanding fridge freezer. There is built-in floor-to-ceiling shelved cupboards and a good-sized walk-in pantry with shelving. A door leads through to the conservatory.



Conservatory

This multipurpose space could be an additional reception room or dining area. It is light and bright with uPVC glazing, a side door, and a door leading out into the garden. There is a built-in pantry with shelving, housing the boiler for the central heating system. It has a wall-mounted gas heater.



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First Floor Landing
From the entrance hallway, the staircase rises to the first floor landing where a drop-down ladder gives access to formal storage within the loft area. It has a side uPVC window.



Bedroom One
This large double bedroom is positioned at the front of the property and has built-in sliding door wardrobes with overhead storage cupboards and a central dressing table. There is plenty of space for further freestanding or fitted furniture, a uPVC window and a radiator.



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Bedroom Two
This good-sized double bedroom is positioned at the rear of the property and has built-in double wardrobes with storage cupboards and central drawers. A uPVC window provides a pleasant outlook over the garden. There is also a radiator.



Bedroom Three
This good-sized third bedroom is positioned at the front of the property and has built-in storage over the staircase projection with a hanging rail and shelving. There is a built-in desk with space for drawers beneath, a uPVC window and a radiator.



Shower Room
The double cubicle has a sliding glazed door and a wall-mounted shower fitting. There is a pedestal hand basin and a low level WC. The walls and shower cubicle are tiled. There is an opaque uPVC window to the rear elevation and a radiator.



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External Details

In front of the property, there is a low-level perimeter wall and a driveway providing off-road parking and leading to the garage. There is a level lawned garden with mature beds and rockery style borders, along with a ramp with handrails on either side up to the entrance door. The garage has an up-and-over door and a pathway to the side, which continues around to the rear of the property. The rear garden enjoys a westerly aspect, meaning that it can be a real sun trap. There is a good-sized paved seating area adjoining the property and a raised lawned area with mature beds and borders, along with perimeter fencing and hedging.



Tenure

The vendor informs us that this property is Freehold.

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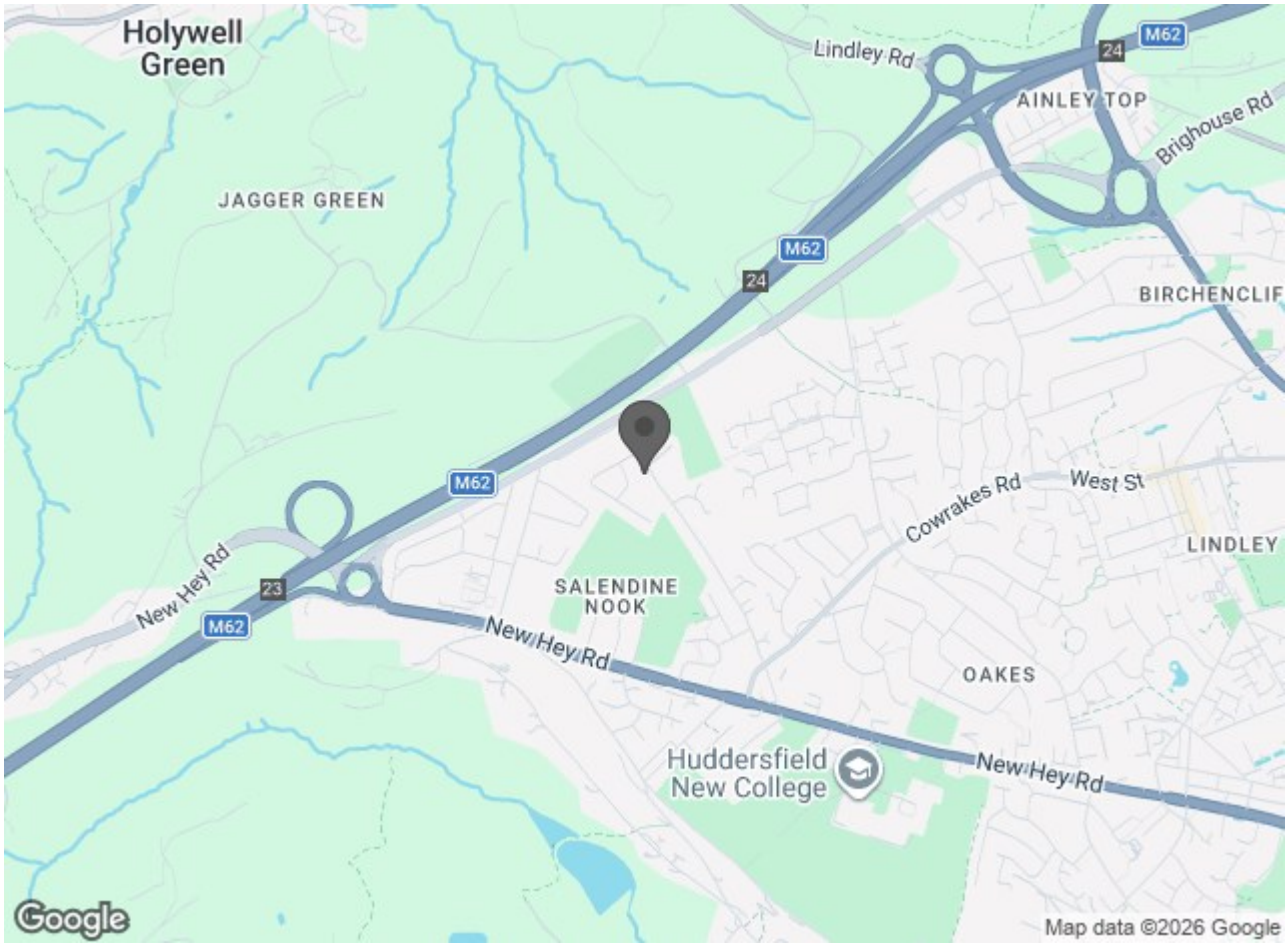
Directions



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