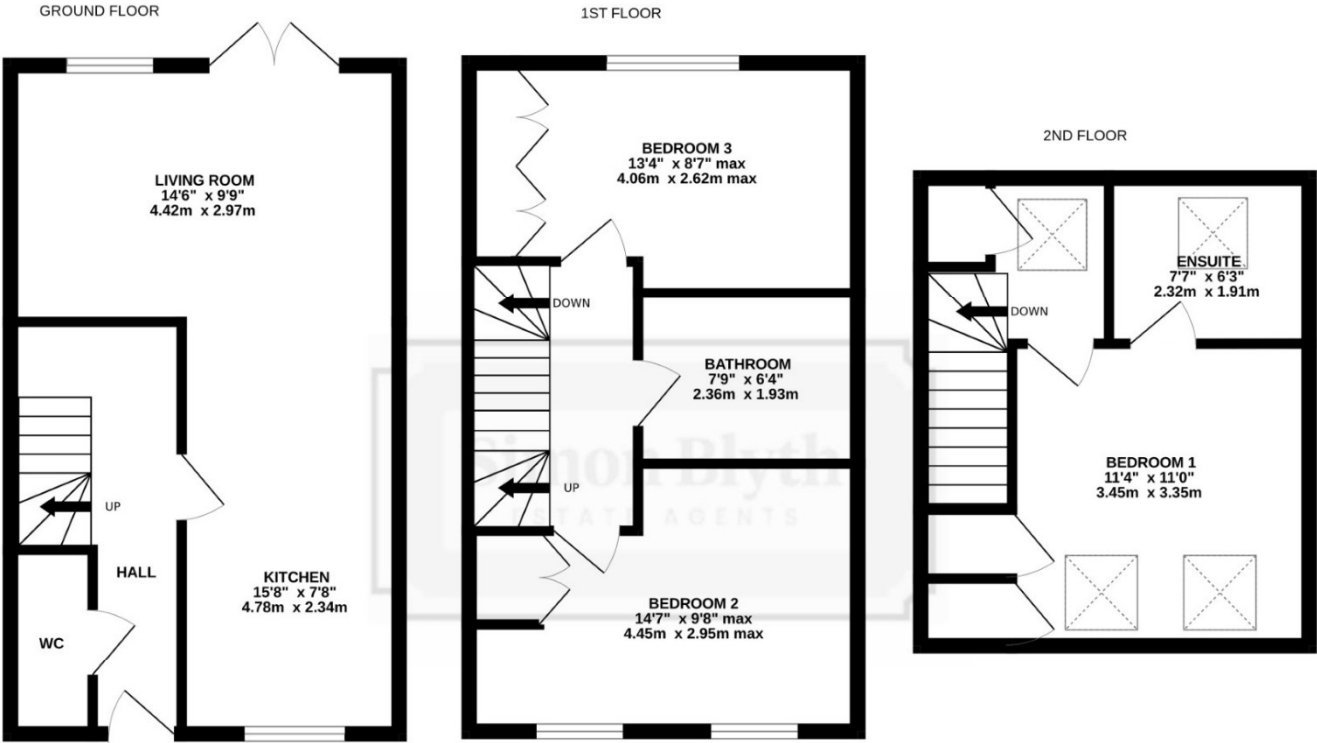




**6 LAUND CROFT, SALENDINE NOOK, HD3 3XT**



LAUND CROFT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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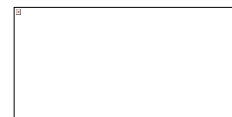
## PROPERTY DESCRIPTION

A modern three storey stone built semi-detached house, constructed 2018 and providing spacious and well-appointed Three double bedroomed accommodation (master en-suite) with good quality fixtures and fittings.

Ideal for a young family, this energy efficient home with a B rating has a gas central heating system with underfloor heating to the ground floor, PVCU double glazing, security alarm and briefly comprises to the ground floor entrance hall, downstairs WC, fitted kitchen with quartz worktops, Bosch appliances and open plan to the living room with south westerly aspect over the rear garden. First floor landing leading to two double bedrooms and bathrooms. Second floor landing with storage cupboard and master bedroom with en-suite shower room. Externally there are low maintenance gardens laid out to three sides and two parking spaces. Situated on a cul-de-sac close to good local schools, shops and ideal for junction 23/24 of the M62.

**Offers Around £289,995**

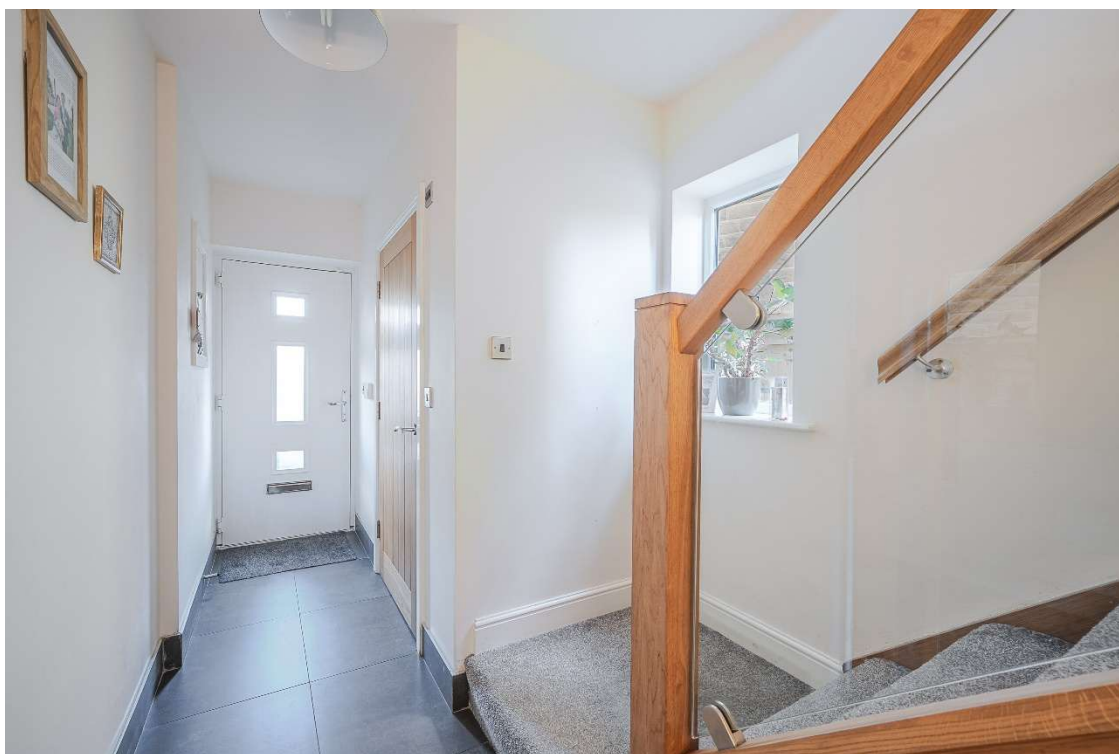
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## GROUND FLOOR

### ENTRANCE HALL

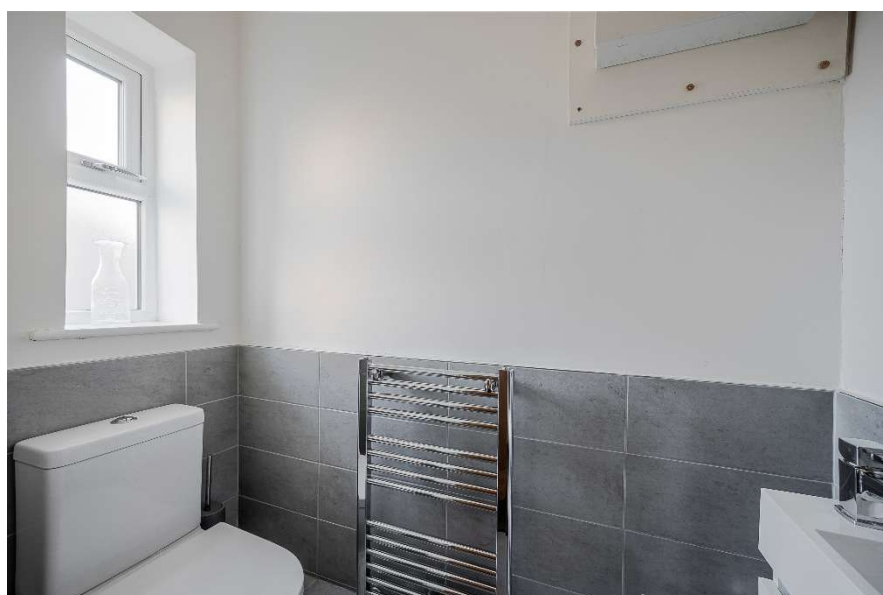
With composite and frosted double glazed door, tiled flooring with underfloor heating which continues through into the main living area, ceiling light point, pvcu double glazed window to the side elevation and to one side a staircase with oak handrail and glass panels rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following: -

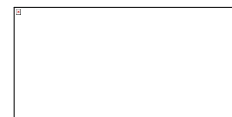


### DOWNSTAIRS WC

*Measurements – 7'0" x 3'0"*

With frosted pvcu double glazed window, ceiling light point, extractor fan, tiled walls to dado height, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monoblock tap and low flush WC.





## KITCHEN

*Measurements – 15'8" x 7'8"*

This has pvcu double glazed windows looking out over the front garden, there are inset LED downlighters, tiled floor with underfloor heating and having a range of stylish modern grey gloss handleless base and wall cupboards, drawers, pan drawers and complimented by overlying quartz worktops with matching splashbacks, inset one and a half bowl stainless steel sink with chrome mixer tap, Bosch four ring induction hob with matching Bosch stainless steel extractor hood over, integrated Bosch electric fan assisted oven and combi oven, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, cupboard housing a Worcester gas fired central heating boiler and at the far end of the kitchen the quartz worktops return to form a breakfast bar.









## LIVING ROOM

Measurements – 14'6" x 9'9"

This is open plan to the kitchen and situated to the rear of the property with pvcu double glazed windows with integrated blinds and adjacent pvcu double glazed French doors with integrated blinds providing the room with plenty of natural light as well as enjoying a south westerly aspect over the garden. There are two ceiling light points, two wall light points, tiled floor with underfloor heating and vertically hung anthracite radiator incorporating central mirror.



## FIRST FLOOR

### LANDING

With ceiling light point, central heating radiator, pvcu double glazed window to the gable and with staircase rising to the second floor with oak handrail and glazed panels. From the landing access can be gained to the following rooms: -







### BEDROOM THREE

*Measurements- 13'4" measured to wardrobes 8'7"*

A double room with pvcu double glazed windows looking out over the rear garden, there are inset LED downlighters, central heating radiator and to one wall there are bank of fitted floor to ceiling wardrobes with white gloss doors.





## BEDROOM TWO

*Measurements – 14'7" x 9'8"*

A double room with pvcu double glazed windows looking out over the front gardens, there are inset LED downlighters, central heating radiator, fitted floor to ceiling wardrobe with white gloss doors and adjacent to this there are fitted storage shelves.





## BATHROOM

*Measurements- 7'9" x 6'4"*

With inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a four-piece suite comprising double ended bath with tiled side panel and chrome mixer tap, wall hung handwash basin with chrome monoblock tap, low flush WC with concealed system and corner shower cubicle with chrome shower fitting.







## SECOND FLOOR

### LANDING

With a pvcu double glazed window to the side elevation together with additional natural light from a Velux double glazed window, there is a ceiling light point and a useful storage cupboard with fitted cloaks rail. From the landing access can be gained to Bedroom one.

### BEDROOM ONE

*Measurements- 11'4" measured to wardrobes by 11*

A double room with two Velux windows, inset LED downlighters, central heating radiator and fitted floor to ceiling wardrobe with handleless white gloss doors. To one side a door gives access to an en-suite shower room.





## EN-SUITE SHOWER ROOM

Measurements- 6'3" x 7'7"

With a Velux double glazed window, inset LED downlighters, extractor fan, tiled walls to dado height, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome mono-block tap, low flush WC and large walk in tiled shower with glazed side panels and chrome shower fitting incorporating fixed shower rose and separate hand spray.



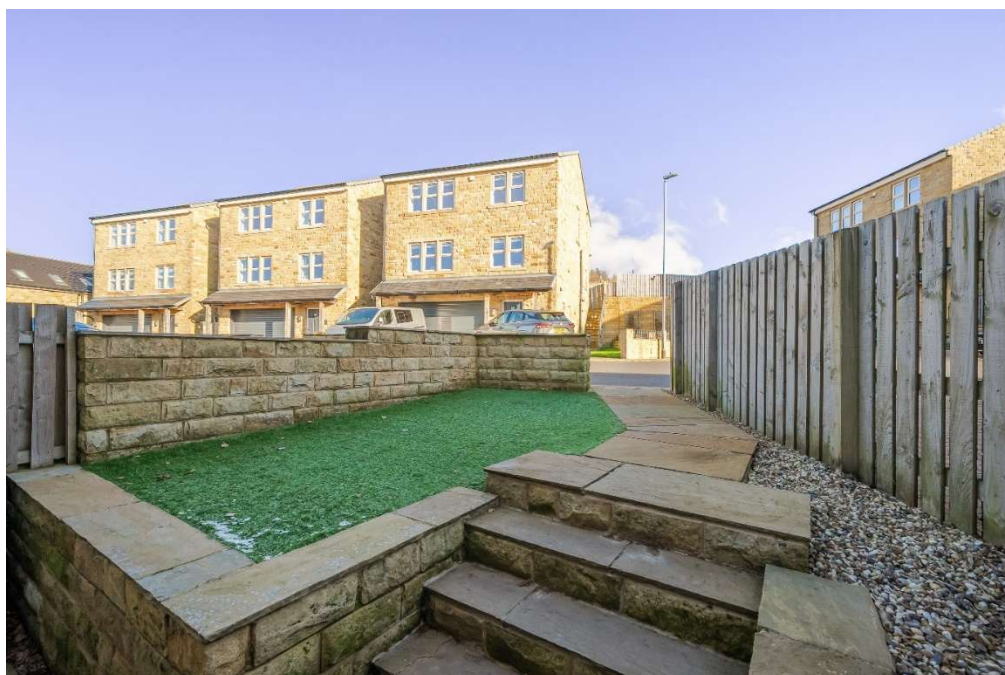




## OUTSIDE

### GARDENS

To the front of the property there is an Indian stone flagged pathway with a short flight of five steps leading down to the main entrance, there is an area of astroturf and gravel whilst to the left hand side of the property a timber hand gate opens onto an Indian stone flagged pathway with gravelled border, timber garden shed and astroturf which continues to the rear together with timber decking.



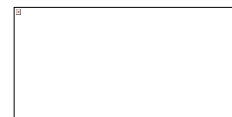




## PARKING

Adjacent to number 4 Laund Croft there is a block paved parking area with number 6 having two spaces side by side.





### **ADDITIONAL INFORMATION**

Central heating- the property has a gas central heating system with underfloor heating to the ground floor.

Double glazing- the property has pvcu double glazing.

Property tenure – freehold

Local authority – Kirklees

Council tax band – B

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial



part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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#### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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