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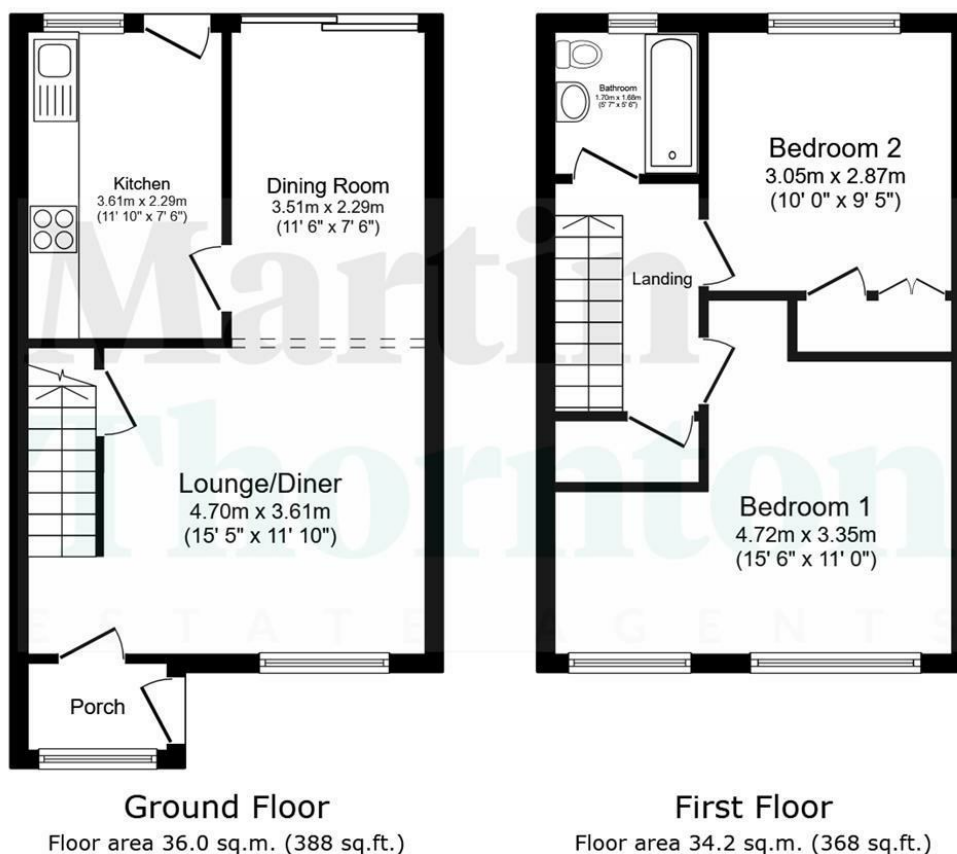
## Hill Grove, Salendine Nook Huddersfield,

**Offers over £210,000**

Situated in a lovely cul-de-sac position is this two double bedroom end terraced house. It could easily be converted back to what was originally three bedrooms, subject to Planning Permissions and Building Regulations. The property may prove suitable to a professional couple looking to access nearby the M62 motorway network, or first time buyers, with the benefit of Lindley Village nearby. The accommodation comprises an entrance hall, living/diner and kitchen. On the first floor, there are two double bedrooms and a stylish house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, a tarmacked driveway leads to a detached single garage. At the rear, there is a lovely garden area, perfect for outdoor entertaining.

# Hill Grove, Salendine Nook Huddersfield,

## Floorplan



Total floor area: 70.2 sq.m. (755 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](http://www.Propertybox.io)

# Hill Grove, Salendine Nook Huddersfield,

## Details



### Entrance Hallway

A composite door with double-glazed inserts opens to the entrance hall, where there is a uPVC double-glazed window. The hallway has hanging hooks, laminate style flooring, wall light points and a radiator. A timber door leads to the living/diner.

### Living/Diner

This living area is positioned at the front of the property and enjoys natural light via a splayed uPVC double-glazed window. The focal point of the room is a timber fire surround with a marble style hearth, home to an electric fire. There is coving to the ceiling, a ceiling light point and a radiator. The dining area has a uPVC double-glazed window to the rear elevation, a ceiling light point, coving to the ceiling and plenty of space for furniture. From here, a timber and glazed door leads into the kitchen.



### Kitchen

The kitchen is positioned at the rear of the property and has a range of wall and base units, drawers, roll-edge worktops and a stainless steel sink unit. Integrated appliances comprise an oven and hob. There is plumbing for an automatic washing machine and dishwasher, along with space for a freestanding fridge freezer. This room is home to the Ideal central heating boiler. There are brick style tiled splashbacks, vinyl flooring and ceiling downlighting. To the rear elevation, there is a uPVC window and a uPVC door.





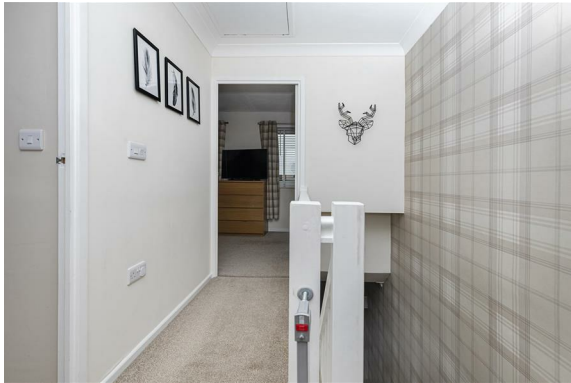
# Hill Grove, Salendine Nook Huddersfield,

## Details



### First Floor Landing

From the living area, a staircase leads up to the first floor landing, where there is access to partly boarded loft space. Access can be gained to the following rooms:



### Bedroom One

This double bedroom is positioned at the front of the property and has a pleasant outlook via two uPVC double-glazed windows. It has feature panelling to one wall, a useful storage cupboard over the bulkhead, along with an additional cupboard with hanging rails and shelving. There are two ceiling light points, a wall light point and a radiator.



# Hill Grove, Salendine Nook Huddersfield,

## Details



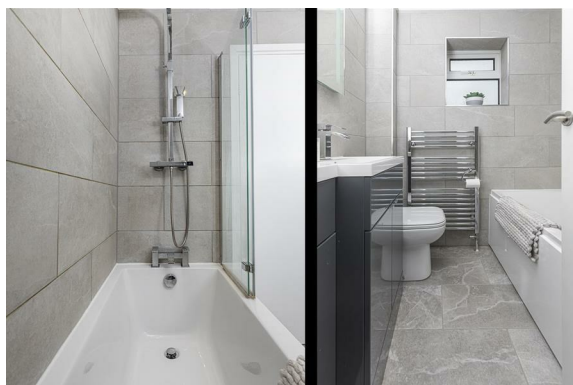
### Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the garden and beyond via a uPVC double-glazed window. There is feature panelling to one wall, built-in storage cupboards with hanging rails and shelving, a ceiling light point and a radiator.



### House Bathroom

The bathroom has a white suite comprising a panelled bath with a splash screen and a mains fed shower over, a vanity wash hand basin with storage beneath and a low-level WC. The floor is tiled with contrasting tiled walls. There is ceiling downlighting, an LED mirror, a uPVC double-glazed window to the rear and a chrome ladder style heated towel rail.



# Hill Grove, Salendine Nook Huddersfield,

## Details



### External Details

At the front of the property, there is a tarmacked driveway leading down the side of the property to a detached single garage. There is a garden area with a patio and outdoor security lighting. At the rear, there is a patio seating area, a lawn and a further seating area, which is perfect for outdoor entertaining. There are outside security lights and water points.



### Garage

The detached single garage has an up-and-over door, power and lighting.

### Tenure

The vendor informs us the property is Freehold.

# Hill Grove, Salendine Nook Huddersfield, Directions

