Martin Thornton
ESTATE AGENTS

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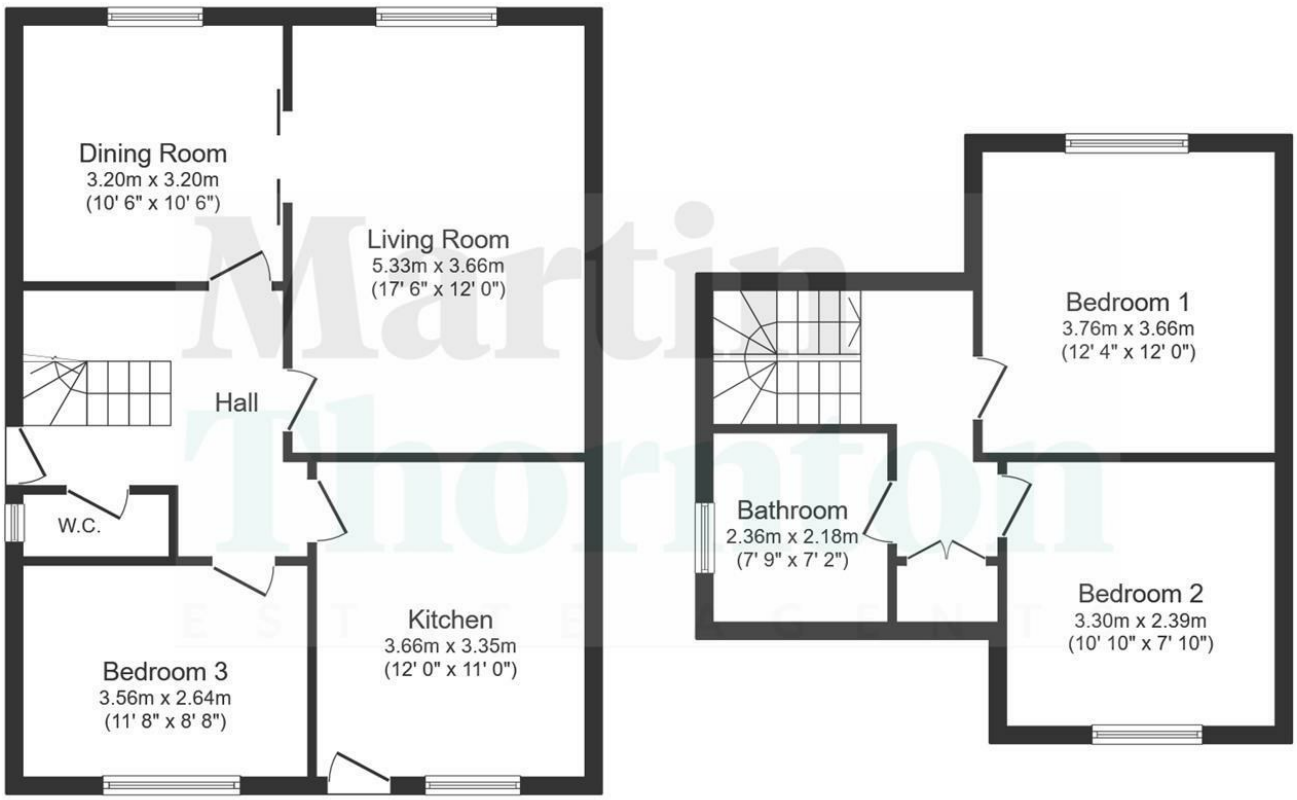
Maplin Avenue, Salendine Nook Huddersfield,

Offers in the region of £350,000

AMAZING POTENTIAL AND CHAIN FREE!
This four-bedroom detached family home offers flexible accommodation over two floor. It has a south-easterly rear aspect with superb long distance views. The property is located in this ever popular area with ease of access to local amenities, Salendine Nook Shopping Centre, well-regarded schooling and motorway access. Although in need of a programme of modernisation, the property may prove suitable to the first time or expanding family buyer. The accommodation comprises an entrance hall, downstairs WC, living room, dining room/bedroom four, kitchen and double bedroom. On the first floor, there are two double bedrooms and a house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, at the front of the property, a driveway provides parking for several vehicles and access to a single garage. To the rear, there is a lovely garden area with a patio, perfect for outdoor entertaining, all enjoying a south-easterly aspect.

Maplin Avenue, Salendine Nook
Huddersfield,

Floorplan



Ground Floor

First Floor

Total floor area: 105.3 sq.m. (1,134 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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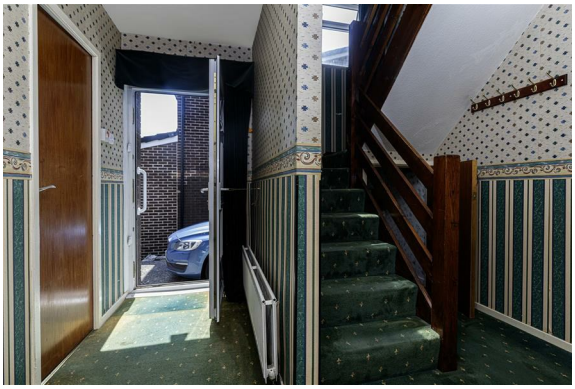
Details

Entrance Hall

A uPVC door with decorative double-glazed insert opens to the entrance hall, where there are hanging hooks for coat storage, a ceiling light point, an under stairs storage cupboard and a radiator. Access can be gained to the following rooms:



Downstairs WC

This room houses an off-white suite comprising a low-level WC and pedestal hand basin with twin taps. It has a ceiling light point and a radiator. A uPVC window allows natural light from the side elevation.

Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops with matching upstands and an inset stainless steel sink unit with twin taps. It has plenty of space for integrated or freestanding appliances. There is a central ceiling light point, a radiator, a uPVC window overlooking the rear garden and a composite door with a double-glazed insert giving access to the rear.

Living Room

This good-sized reception room is located at the front of the property and has a large uPVC double-glazed window overlooking the garden. It has ceiling downlighting and a radiator. The focal point of the room is a gas fire set to a marble hearth with a timber surround. A set of timber and bevelled glazed sliding doors give access to the dining room/bedroom four.

Dining Room/Bedroom Four
This room is also accessed from the entrance hallway and has a uPVC double-glazed window to the front elevation. It has a central ceiling light point and a radiator.

Bedroom Three
This good-sized double bedroom is ideal for persons requiring ground floor access. It would also make an ideal work-from-home study and has a rear uPVC double-glazed window, a central ceiling light point and a radiator.

First Floor Landing
From the entrance hall, a staircase rises to the first floor landing, where there is a uPVC double-glazed window at half-landing height. There is a useful fitted storage cupboard, additional under eaves storage, two ceiling light points, a radiator. Access can be gained to boarded loft space.

Bedroom One
This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has a central ceiling light point and a radiator.

Bedroom Two
This double bedroom is positioned at the rear of the property and has uPVC double-glazed windows overlooking the garden. It has a central ceiling light point and a radiator.

House Bathroom
The bathroom has a white suite comprising a low-level WC, pedestal hand basin with mixer tap and a panelled bath with a mains fed shower over. Natural light is available via a uPVC double-glazed window. There is a central ceiling light point, a radiator and an electric shaver point.

External Details
At the front of the property, there is a large driveway providing off-road parking for several vehicles and access to a single car garage with an up-and-over door, power and light. There is a lovely lawned front garden with shrubbery borders. Access to the rear garden can be gained through the garage via a uPVC double-glazed door. At the rear, there is a patio garden area and a further lawn, with walled and shrubbery borders. The garden has security lighting, power and water points. Access can be gained to the front of the property down the left-hand side. The rear garden benefits from a south-easterly aspect.

Tenure
The vendor informs us that the property is freehold.

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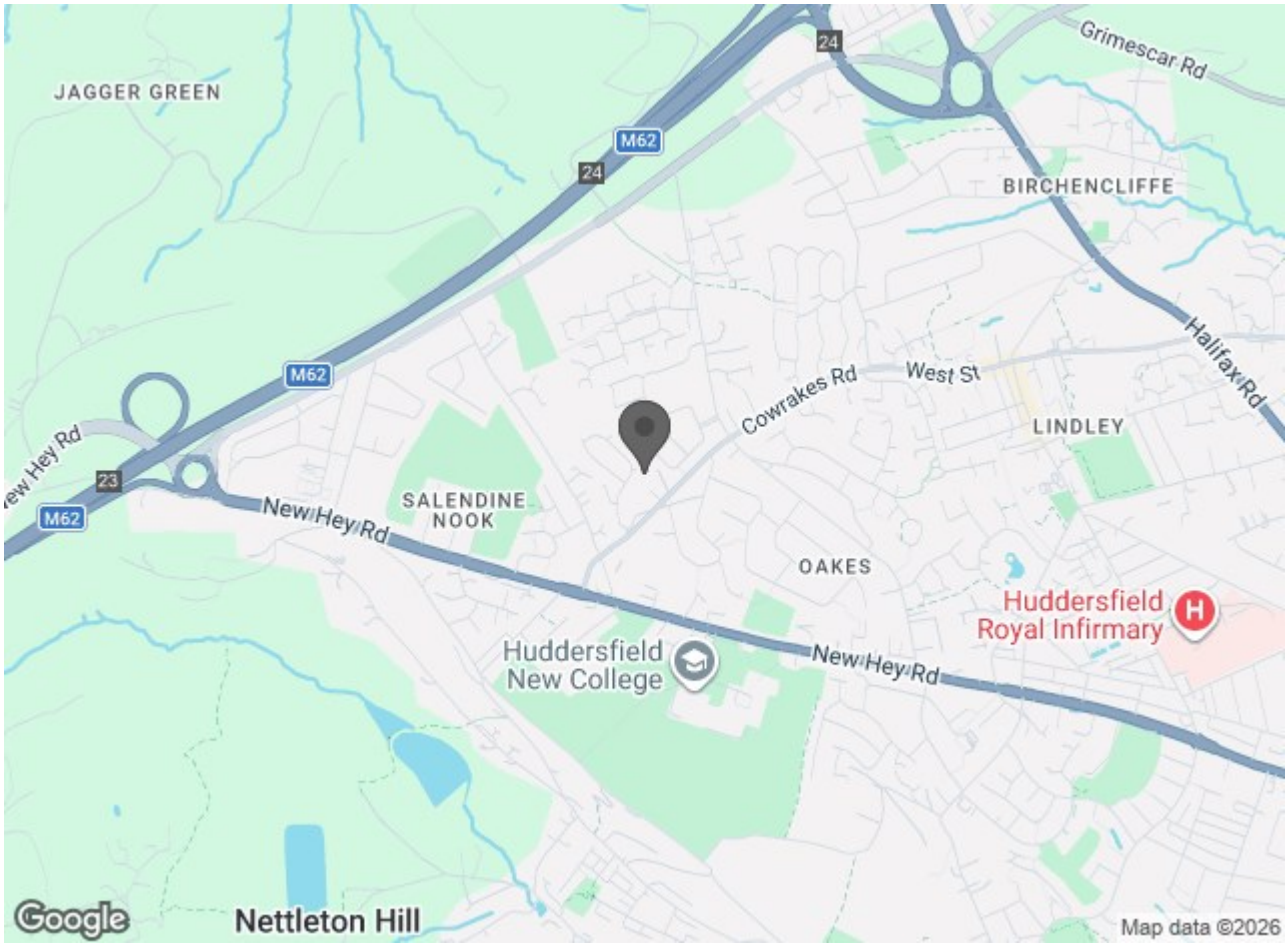
Directions



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