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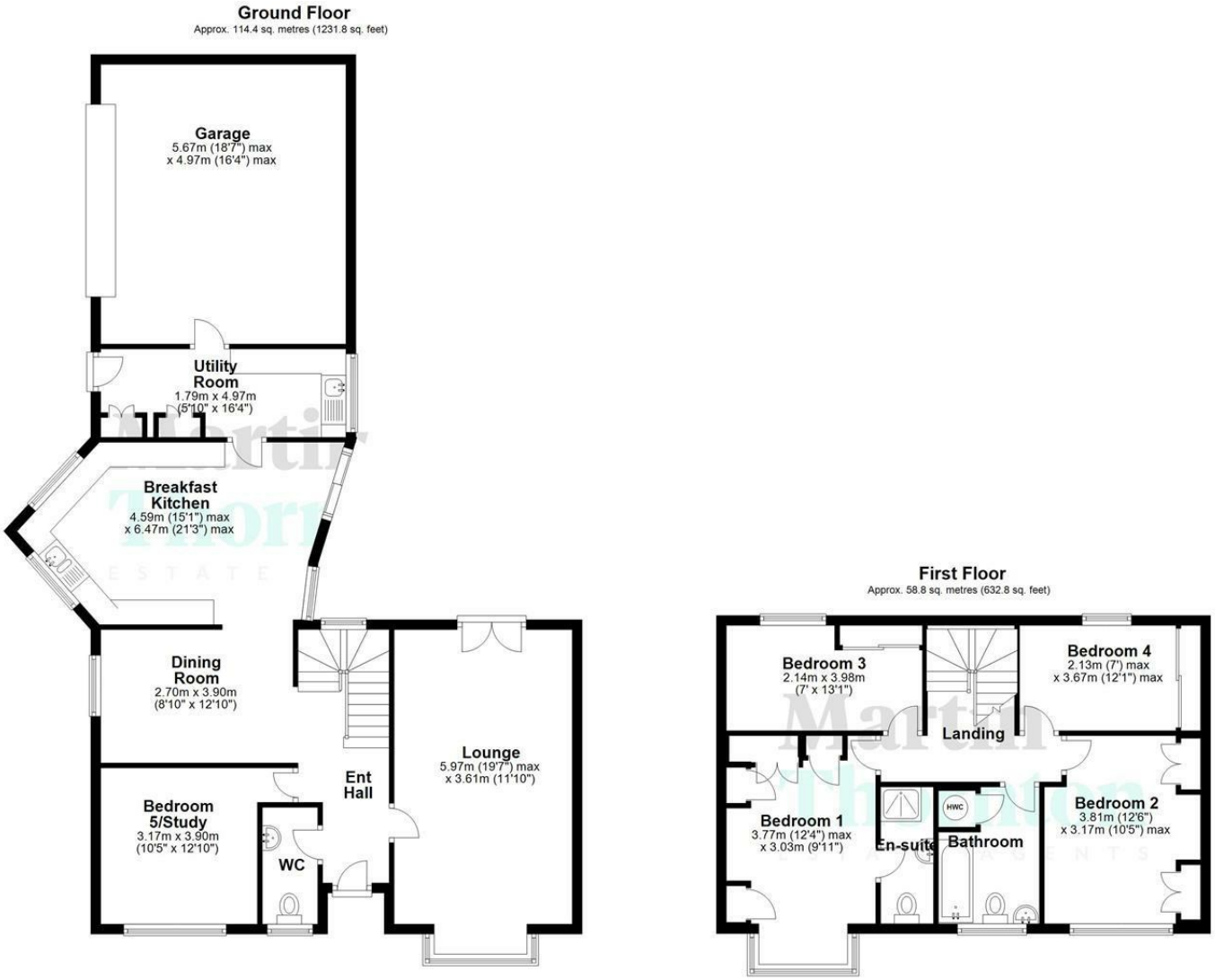
Fortis Way, Salendine Nook
Huddersfield, Yorkshire

Offers in the region of £440,000

Only by internal inspection can one appreciate the deceptive nature of this substantial, five double bedroomed, family home. Nestled to this good sized corner plot and within a short distance of recommended schooling and Lindley Village with its various bars and restaurants, whilst also being a short distance away from the M62 motorway network serving both Leeds and Manchester City centres. Internally, the property briefly comprises of; an entrance hall, cloakroom/WC, lounge, dining room, breakfast kitchen complete with integrated appliances, utility, integral double garage and ground floor study/bedroom five. To the first floor are four double bedrooms, the Master enjoying en suite facilities, and a house bathroom. The property enjoys a gas central heating system, 24hour recording CCTV system, outside security lighting and is predominantly uPVC double glazed. Externally, there is a lawned garden to the front elevation and to the rear a generous fenced walled, enclosed lawned garden with patio perfect for outdoor entertaining. VIEWING HIGHLY RECOMMENDED.

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Floorplan



Total area: approx. 173.2 sq. metres (1864.7 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing. Plan produced using PlanUp.

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Details

Entrance Hall
A uPVC and double glazed door opens to the entrance hall where there is a balustrade and spindle open tread staircase rising to the first floor. With an under stairs store cupboard, central ceiling light point, wall light point, radiator and a beech style laminate floor runs into the dining area.

Cloakroom/WC
Having an off-white suite comprising a low flush WC and vanity hand basin with twin taps over. The walls are part tiled to dado height, with ceiling light point, radiator, mirrored vanity unit and additional light comes from the front elevation via a uPVC double glazed window.

Lounge
Set to the front of the property and having lots of light from a walk-in uPVC double glazed bay window. There is laminate flooring running throughout, coving to ceiling, two ceiling light points and two radiators. A set of French uPVC double glazed doors lead out onto the patio and garden beyond. The focal point of the room is an ornate style fire surround with granite style inset and hearth, home to a living flame gas fire.

Bedroom Five/Study
A most useful room currently utilised as a work from home study and in the past has been used as a second sitting room or home cinema. There is coving to ceiling, ceiling light point, power points and a radiator. Three uPVC double glazed windows provide light from the front elevation.

Dining Room
As the floor plan suggests, the dining room is open from the hallway and into the breakfast kitchen. The dining area has two uPVC double glazed windows to the side elevation along with coving to ceiling, three wall light points and a radiator.

Breakfast Kitchen
Acting as the hub of this lovely family home, the kitchen has a range of base cupboards, drawers, roll-edge granite style worktops incorporating breakfast bar, tiled splash-backs and matching wall cupboards over. There is a host of integrated appliances including a split level hob, double oven, dishwasher and microwave. With an inset one and a half bowl composite style sink unit with overlying twin taps. Natural light comes from four elevations via several uPVC double glazed windows, and a tilt and slide uPVC double glazed patio door leads onto the patio. There is attractive tiled flooring running throughout along with banks of inset downlights to ceiling, radiator and a timber panelled door takes us into the utility.

Utility/Side Entrance
With a range of base cupboards, drawers, worktops with tiled splash-backs, an inset stainless steel sink unit with overlying mixer tap and plumbing for an automatic washing machine. Amtico style flooring runs from this area, along with inset downlights, radiator and coving. The entrance way has a separate ceiling light point, floor to ceiling fitted cloakroom cupboards and a uPVC double glazed entrance door. A timber panelled fire door leads into the integral double garage.

Double Garage
Of a particularly good size (18'7'') x (16'4'') max with power & light, two up and over doors and is home to the Ideal central heating boiler. A uPVC and leaded double glazed door leads out to the patio and garden beyond.

First Floor Landing
From the entrance hall the open tread staircase leads up to the first floor, courtesy of a half landing, where there are two uPVC double glazed windows to the rear elevation. There is access to partially boarded loft space along with ceiling light point.

Bedroom One
The Master bedroom is set to the front of the property and has several uPVC double glazed windows along with an array of fitted wardrobes with various hanging rails and shelving options, central ceiling light point and a radiator.

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En suite
Having a coloured suite comprising of; a low flush WC complete with concealed cistern, vanity hand basin with chrome mixer tap over. Bi-folding doors lead to a shower cubicle, home to a mains fed shower. The walls are part tiled, with ceiling light point, radiator and additional light comes from the front elevation via a uPVC double glazed window.

Bedroom Two
This generous sized double bedroom has a similar outlook to bedroom one from the front elevation via three uPVC double glazed windows. There are wall length fitted wardrobes with various hanging rails and shelving options, inset downlights to ceiling, power points and a radiator.

Bedroom Three
This double bedroom is located to the rear of the property fitted wardrobes with various hanging rails and shelving options, Beech style laminate flooring throughout, ceiling light point, power points and a radiator. Two uPVC double glazed windows look out across the cul-de-sac.

Bedroom Four
This bedroom is also set to the rear of the property and has a lovely outlook over the garden via three uPVC double glazed windows. With wall length fitted, sliding, mirrored wardrobes with various hanging rails and shelving options, ceiling light point, power points and a radiator.

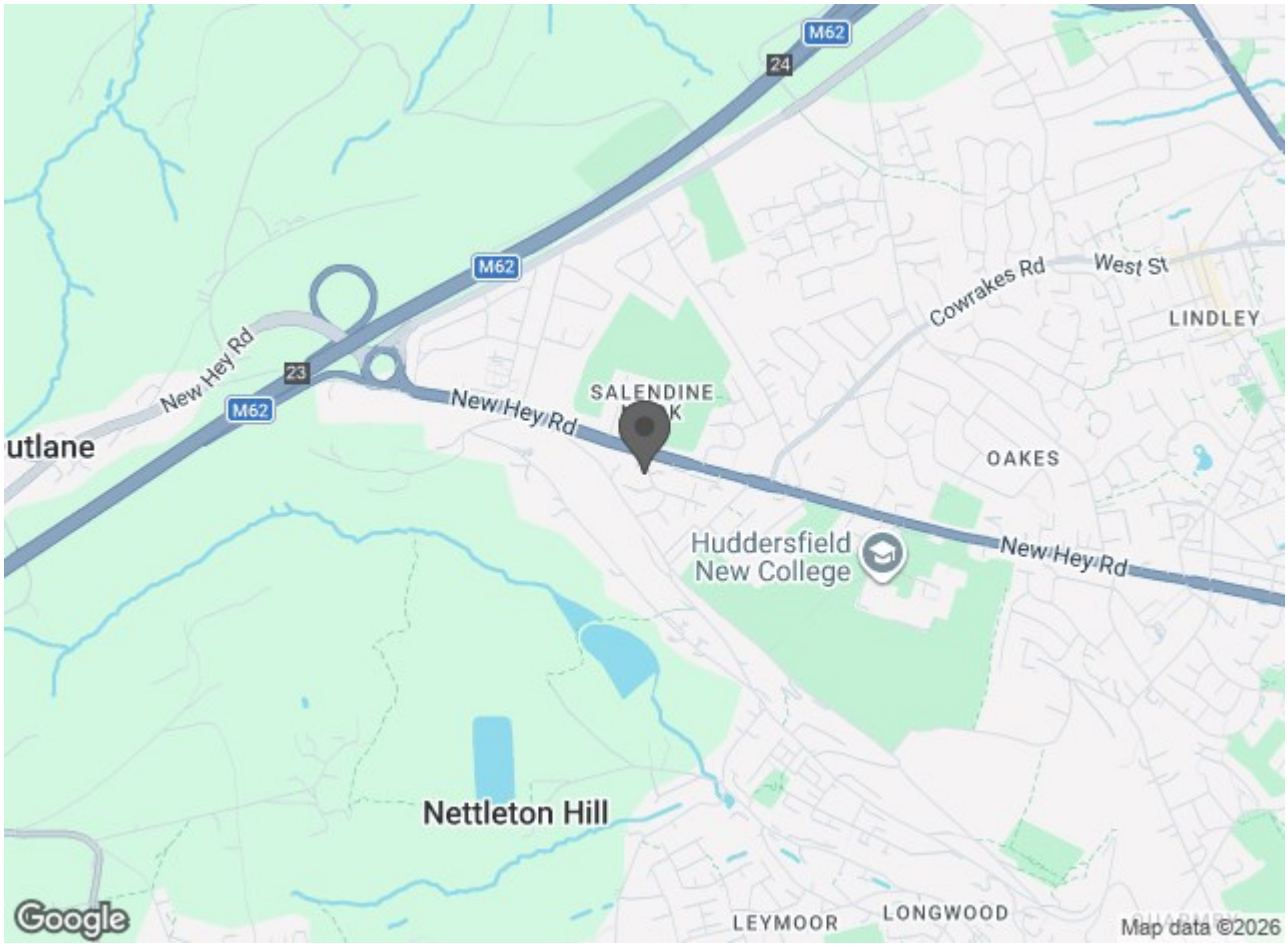
House Bathroom
Having a white suite comprising of; a low flush WC with concealed cistern, vanity hand basin with storage cupboards beneath and above with mirrored fronts, panelled bath with mixer tap rising to shower head. The walls are part tiled with a radiator, useful storage cupboard perfect for linen and ceiling light point.

External Details
To the front of the property there is a lawned garden whilst a driveway providing ample parking gives access to the integral garages. To the rear there is a lovely fenced, enclosed lawned garden with a good sized patio perfect for outdoor entertaining, outdoor security lighting, electric point and water point.

Tenure
The vendor informs us the property is Freehold.

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Directions



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