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## Maplin Avenue, Salendine Nook Huddersfield,

Offers in the region of  
**£450,000**

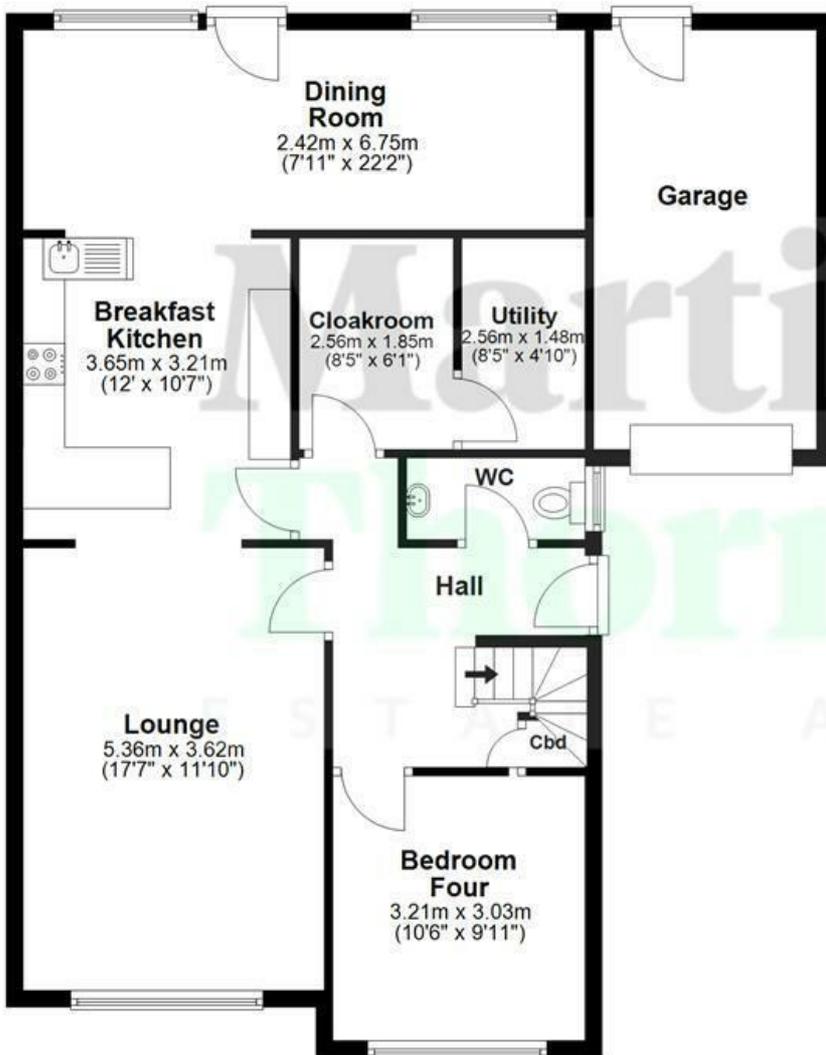
This four-bedroom detached family home offers flexible accommodation over two floors. It has a south-easterly rear aspect with superb long distance views. The property is located in this ever popular area, with ease of access to local amenities, Salendine Nook shopping centre, well-regarded schooling and M62 motorway access, making it a perfect commuter base for Leeds and Manchester. The light and bright accommodation comprises an entrance hall with storage cupboard, store/utility, formal lounge, open-plan kitchen diner with integrated appliances and a lovely outlook and downstairs bedroom. On the first floor, there are three double bedrooms, the master and second bedroom incorporating en suite facilities, and a house bathroom. There is a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is a driveway providing off-road parking and access to a single garage. At the rear, there is a lovely garden area with a patio, perfect for outdoor entertaining, enjoying a south-easterly aspect.

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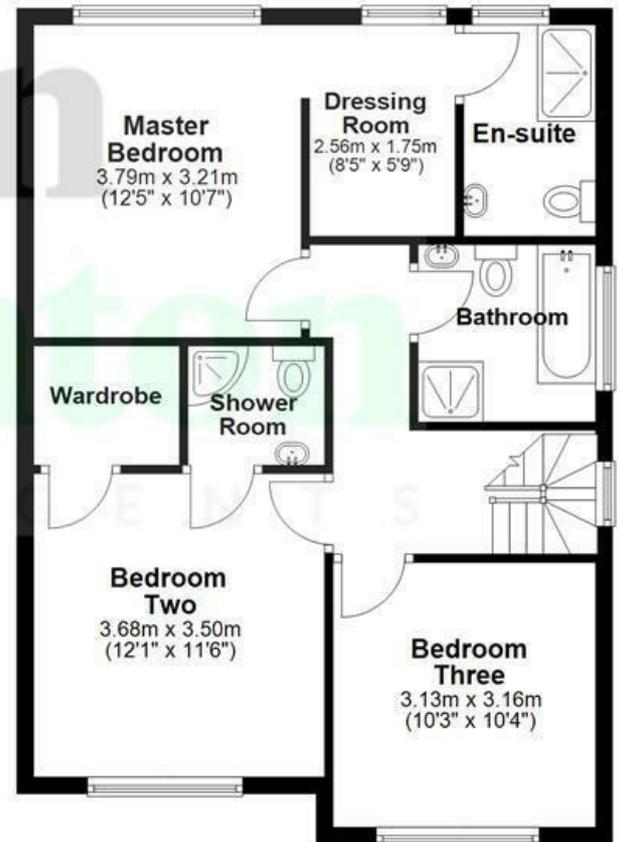
## Floorplan



### Ground Floor



### First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Maplin Avenue, Salendine Nook Huddersfield,

## Details



### Entrance Hall

A uPVC door with a large double-glazed insert opens to the entrance hall, where there are two wall light points and a radiator. There is a useful under stairs storage cupboard, perfect for storing shoes and coats, and access can be gained to the following rooms:



### Downstairs WC

The white suite comprises a pedestal hand basin with twin taps and a low-level WC. A uPVC double-glazed window overlooks the side elevation. There is a ceiling light point, a radiator, vinyl flooring and a tiled splashback.



# Maplin Avenue, Salendine Nook Huddersfield,

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### Store/Utility

This multipurpose room is located to the rear of the property and currently utilised as a utility. There is an extractor fan, ceiling light points, plumbing for a washing machine and space for a dryer.



### Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink with twin taps. It has under cupboard and kickboard lighting. Integrated appliances include an oven and four-ring gas hob with canopy style filter hood above, microwave and dishwasher. There is space for a freestanding fridge freezer and space for an additional under counter fridge. The kitchen has brick style tiled surrounds, a tiled floor, two ceiling light points and a radiator. This room is home to the Vaillant central heating boiler. An archway leads through to the dining area.



# Maplin Avenue, Salendine Nook Huddersfield,

## Details



### Dining Area

This open-plan area has plenty of room for furniture, two wall light points and a ceiling light point. Two Velux windows provide natural light. A uPVC window overlooks the rear elevation and a uPVC double-glazed door gives access to the rear garden.



### Formal Lounge

Accessed from the kitchen and the hallway, this reception room has a large uPVC double-glazed window to the front elevation. It has three wall light points and a radiator. The focal point of the room is a gas fire, set to a marble hearth and a timber surround.



# Maplin Avenue, Salendine Nook Huddersfield,

## Details



### Bedroom Four

This multifunctional room is located to the front of the property and is currently utilised as a work-from-home study, but could be a fourth bedroom. It has a large uPVC double-glazed window to the front elevation, a ceiling light point and a radiator.



### First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has a uPVC double-glazed window providing natural light and a ceiling light point. It has access to partially boarded loft space via a pull-down ladder.



# Maplin Avenue, Salendine Nook Huddersfield,

## Details



### Bedroom One

This double bedroom is located to the rear of the property and has a pleasant outlook via a uPVC double-glazed window. It has plenty of space for furniture, a ceiling light point and a radiator. A walkway gives access to a walk-in wardrobe area, which has two ceiling light points, a uPVC double-glazed window overlooking the rear garden and a radiator. A timber door gives access to the en suite shower room.



### En Suite Shower Room

This room has a white suite comprising a walk-in shower cubicle with a waterfall style shower fitting, a pedestal hand basin with mixer tap and a low-level WC. There is a tiled floor, appropriate tiling to the walls, two ceiling light points, an extractor fan, a wall mounted mirror and a chrome ladder style heated towel rail. A uPVC double-glazed window provides natural light.



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### Bedroom Two

This double bedroom is located to the front of the property and has a large uPVC double-glazed window with a similar outlook to bedroom three. It has a walk-in wardrobe, a ceiling light point and a radiator. Access can be gained to an en suite shower room.



### En Suite Shower Room

This room has a white suite comprising a corner shower cubicle, home to a mains fed shower, a pedestal hand basin with mixer tap and a low-level WC. There is a tiled floor, tiling to the walls, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail.



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### Bedroom Three

This double bedroom is located to the front of the property and has a large uPVC double-glazed window with a lovely outlook. It has a ceiling light point and a radiator.



### House Bathroom

This room has a white suite comprising a panelled bath with twin taps, a corner shower cubicle, home to a Triton electric shower, a pedestal hand basin with twin taps and a low-level WC. There is a storage cupboard, perfect for toiletries, a tiled floor, appropriate tiling to the walls, a ceiling light point and a chrome ladder style heated towel rail. A uPVC window overlooks the side elevation.



# Maplin Avenue, Salendine Nook Huddersfield,

## Details



### External Details

At the front of the property, there is a lawned area and a stone driveway providing off-road parking for several vehicles and access around the side of the property to a detached single car garage. There is a lovely enclosed rear garden with a lawn, flowerbeds and a patio seating area, perfect for outdoor entertaining. There is a useful timber shed and the flagged patio continues around the side of the property to the front, accessed via a wrought iron gate. The rear garden benefits from a south-easterly aspect.



### Garage

The garage has an electric roller shutter door, power and light. There is eaves storage and a timber door providing access to the rear garden.

### Tenure

The vendor informs us that this property is Freehold.

# Maplin Avenue, Salendine Nook Huddersfield,

Directions

