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## Kiln Court, Salendine Nook Huddersfield, Yorkshire

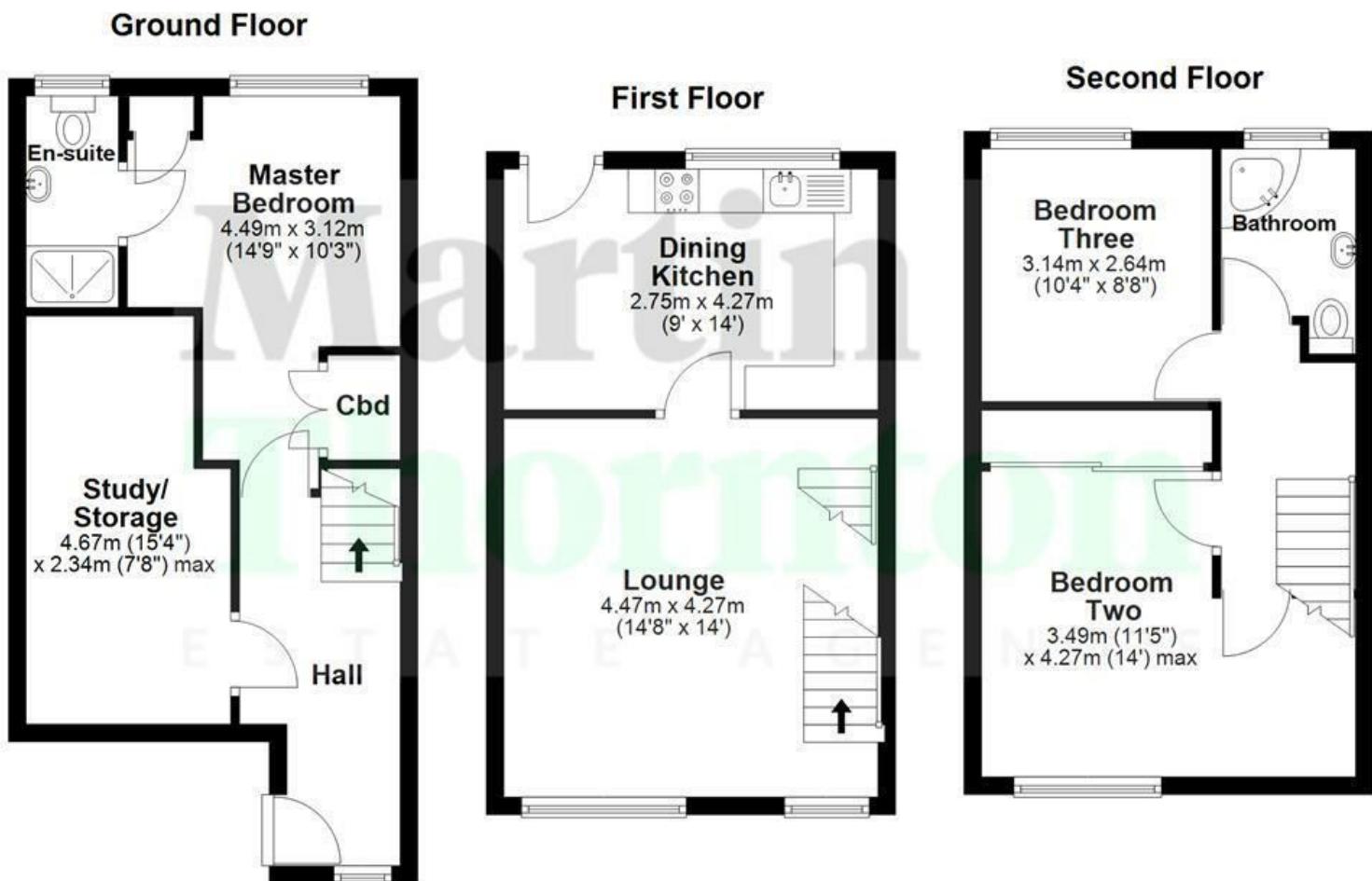
Offers in the region of  
£240,000

This three double bedroom town house is located in the popular residential area of Salendine Nook, within walking distance of Salendine Nook Shopping Centre with its various amenities. The property may prove suitable for a professional couple looking to access the nearby M62 motorway network, or an expanding family buyers, with local recommended schooling. The accommodation comprises an entrance hall, utility/former garage, downstairs double bedroom and en suite. On the first floor is a living room and dining kitchen and, on the second floor, two double bedrooms and a house bathroom. The property benefits from gas-fired central heating and uPVC double-glazing. Externally, at the front of the property, there is a block paved driveway and, at the rear, a low-maintenance garden area.

# Kiln Court, Salendine Nook Huddersfield, Yorkshire



## Floorplan



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

# Kiln Court, Salendine Nook Huddersfield, Yorkshire



## Details

### Entrance Hall

A uPVC door with double-glazed inserts opens to the spacious entrance hall, where there is a uPVC double-glazed window overlooking the front elevation. There are two ceiling light points, a dado rail and a radiator. A staircase leads to the first floor accommodation and access can be gained to the following rooms:



### Downstairs Utility

This room is currently utilised as a utility but was formally a garage and has two wall light points, a ceiling light point, vinyl style flooring and a radiator. It has lots of original features, including beams to the ceiling and a creole.

### Downstairs Bedroom

This generously sized double bedroom is positioned at the rear of the property and has plenty of space for furniture. It has a useful under stairs storage cupboard with hanging rails and shelving. There is a ceiling light point and a radiator. Access can be gained to the en suite shower room.



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## Details

### En Suite Shower Room

This room has a white suite comprising a corner shower cubicle, home to a mains fed shower, a pedestal wash hand basin with a mixer tap and a low-level WC. There is appropriate tiling to the walls, ceiling downlighting and a radiator.



### Living Room

From the entrance hall, a staircase leads up to the living room, which has two uPVC windows to the front elevation. The focal point of the room is a timber fire surround with a marble hearth, home to an electric fire. There is a dado rail, four wall light points and two radiators. A timber door leads to the kitchen.



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## Details

### Dining Kitchen

The kitchen has a range of high gloss wall and base cupboards, drawers, roll-edge worktops with matching upstands and a one-and-a-half bowl composite sink unit. Integrated appliances comprise an oven and hob with overlying canopy style filter hood, dishwasher and fridge freezer. There is a uPVC double-glazed window and a barn style uPVC double-glazed door providing access to the rear of the property. The dining area has plenty of space for a dining table, ceiling downlighting and a radiator. A staircase gives access to the second floor.



### Second Floor Landing

The landing has a ceiling light point, access to loft space and access to the following rooms:





**Details**

**Bedroom Two**

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window and a Velux window. There is a fitted wardrobe with handing rails and shelving, a ceiling light point and a radiator.



**Bedroom Three**

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. There is a dado rail, a ceiling light point and a radiator.



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## Details

### House Bathroom

The bathroom has a white suite comprising a jacuzzi style corner bath with twin taps and a separate shower head, a pedestal wash hand basin and a low-level WC. There is laminate style flooring, appropriate tiling to the walls, ceiling downlighting and a chrome ladder style radiator. A uPVC double-glazed window allows natural light.



### External Details

At the front of the property, there is a block paved driveway providing off-road parking. There are outside power points, water points and security lighting. The low-maintenance garden area has stone steps leading to the door. There is an additional garden area with a flower bed.



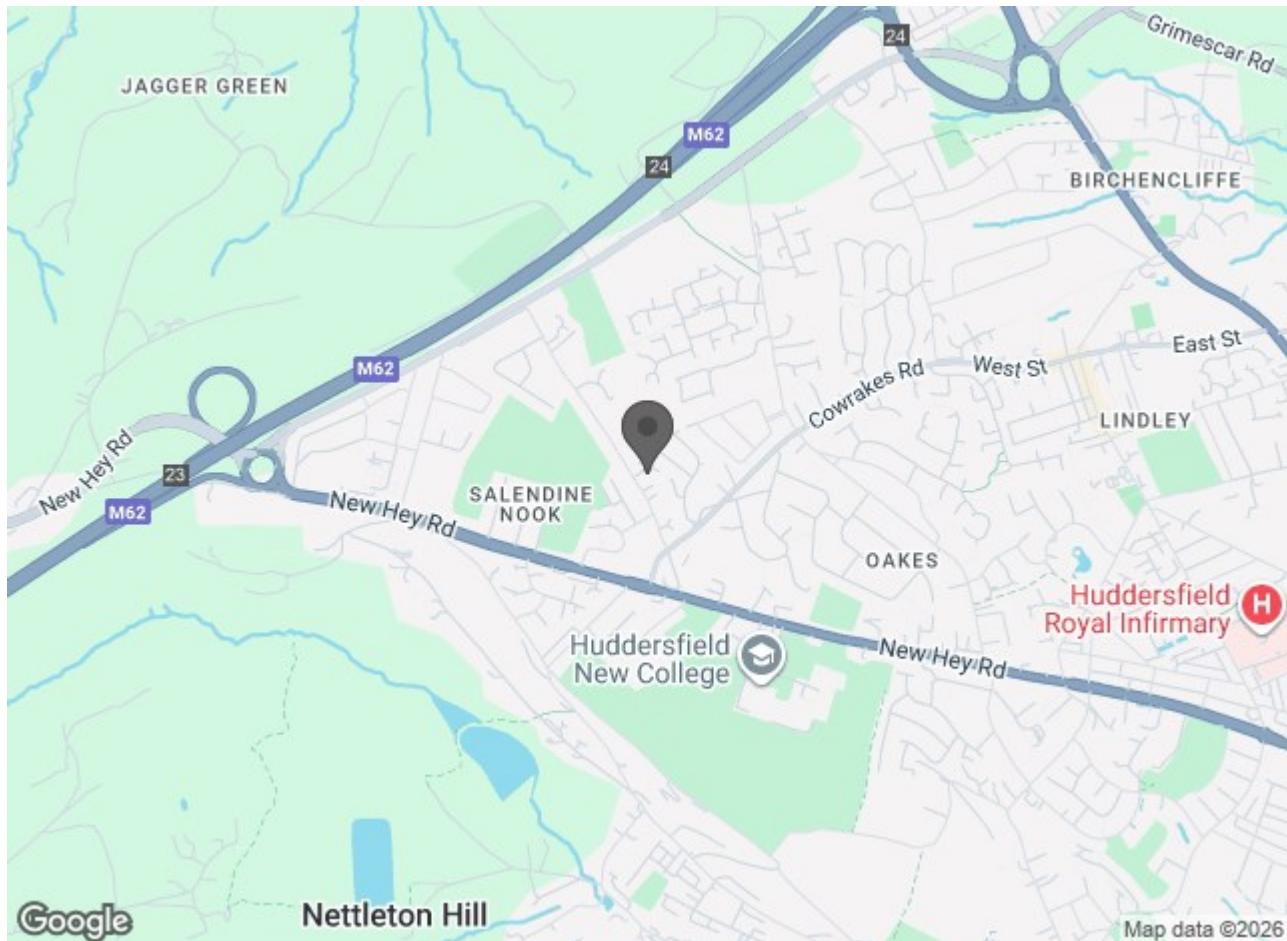
### Tenure

The vendor informs us the property is Freehold.

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Huddersfield, Yorkshire**



Directions



**Martin  
Thornton**  
ESTATE AGENTS

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