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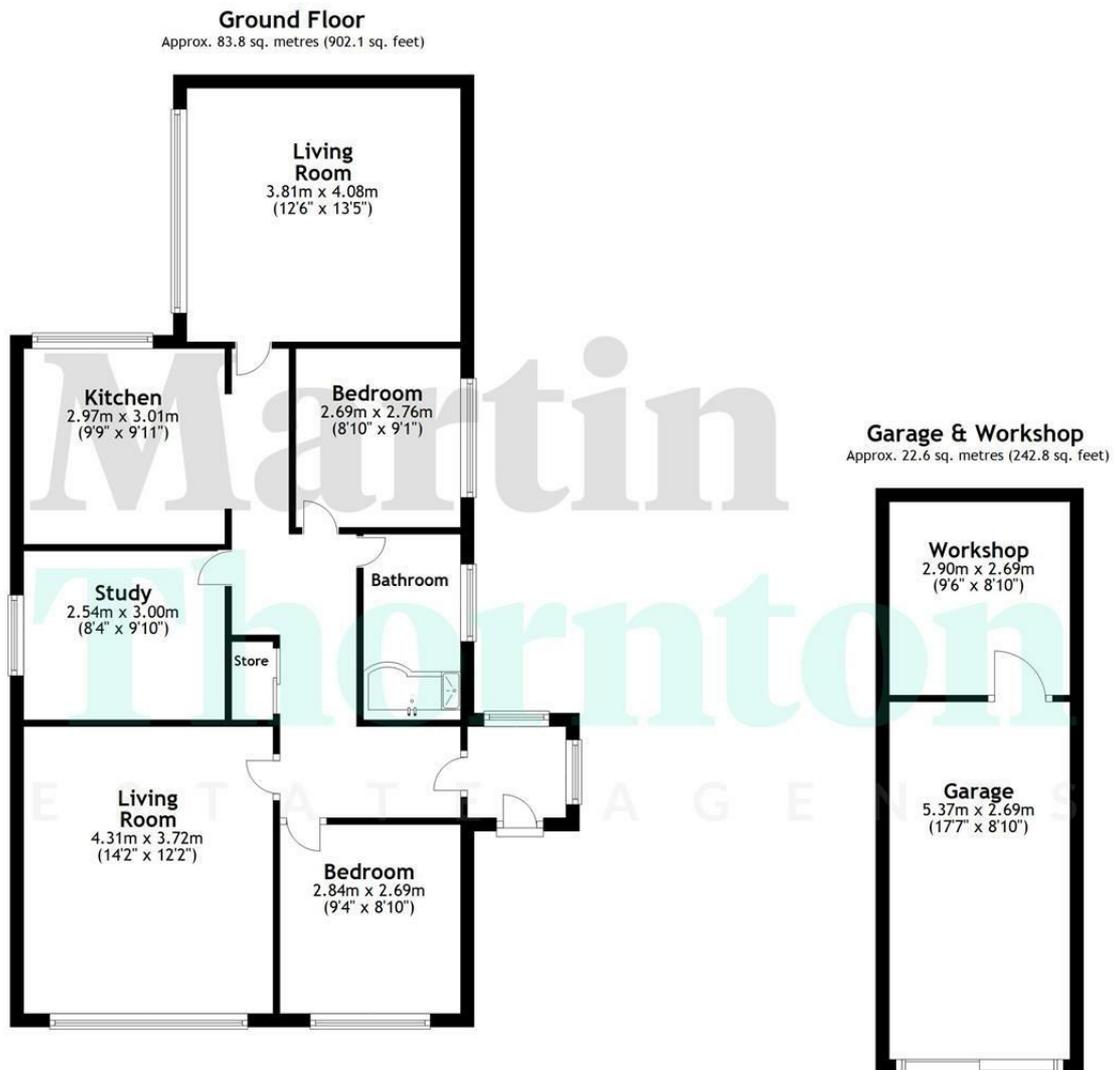
## 23 Maplin Avenue, Salendine Nook Huddersfield, Yorkshire

**Offers over £290,000**

This three-bedroom detached bungalow occupies a corner plot position with gardens to all sides and is conveniently located for amenities within the Salendine Nook Shopping Centre. The accommodation comprises an entrance porch, hallway, good-sized living room, kitchen and separate dining/sitting room/bedroom four. On the first floor, there are three bedrooms and a bathroom. The interior requires a certain amount of cosmetic rejuvenation, but offers great potential to redesign and upgrade if deemed necessary. The property benefits from gas-fired central heating, uPVC double-glazing and a security system. Externally, the property has a driveway with parking for two cars and an attached extended garage with integral workshop. There is a patio area as well as lawned gardens to all sides and two useful timber sheds. The property is offered with the advantage of vacant possession.

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## Floorplan



Total area: approx. 106.4 sq. metres (1144.9 sq. feet)  
23 Maplin Avenue, Salendine Nook, Huddersfield

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## Details



### Entrance Porch

An external uPVC door with glazed panels gives access into the entrance porch, which has uPVC windows overlooking the side garden. From here, a timber door leads into the hallway.

### Hallway

The L-shaped hallway has a useful storage cupboard, and a hanging rail. The hallway has a light point, access to loft space and a radiator. A door leads into the living room.



### Living Room

This good-sized reception room is positioned at the front of the property, with a bank of uPVC windows overlooking the frontage. It has plenty of space for furniture, coving to the ceiling and a radiator.



### Rear Lobby

The lobby has a wide archway on the left-hand side leading to the kitchen.

### Kitchen

The kitchen has wall cupboards and base units with working surfaces and a one-and-a-half bowl sink with a mixer tap. There is space for a freestanding cooker, dishwasher and a further freestanding appliance, along with plumbing for an automatic washing machine. The boiler for the central heating system is housed in this area. There is a rear uPVC window. From here, a door leads into a dining/sitting room.



### Dining/Sitting Room

This multipurpose room is an extension to the original design and could be used as an additional bedroom or a formal dining/sitting room, etc. It is particularly light and bright with a large uPVC window, with views towards the National Park and Scapegoat Hill. There is plenty of space for furniture, a gas fire on a raised hearth, coving to the ceiling and two radiators.



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### Bedroom One

This double bedroom is positioned at the front of the property and has a large built-in wardrobe with mirrors. The room has plenty of space for further furniture, a uPVC window and a radiator.



### Bedroom Two

This good-sized bedroom has a large built-in wardrobe and space for further furniture. It has a uPVC window to the side elevation and a radiator.



### Bedroom Three/Study

This single room has been utilised as a study/hobby space at present but was previously used as a double bedroom. It has a side uPVC window with long distance views towards Scape Goat Hill, space for furniture and a radiator.



### Bathroom

The bathroom has a white three-piece suite comprising a P-shaped bath with a curved shower screen and a wall-mounted shower over, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, an opaque side uPVC window, a wall-mounted toiletries cabinet and an upright ladder style radiator.



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### External Details

The property occupies a corner plot position and has a block paved driveway to the front and an additional parking area to the side. The driveway leads to the attached garage. There is a lawn and steps up to a paved pathway, along with a lawn on the right-hand side with external lighting and an external water point. At the rear, there is a paved garden with walling and fencing, a large timber shed, a lockable timber gate and steps leading down to a further lawned area. There is a timber shed to the rear of the attached garage.



### Tenure

The vendor informs us that the property is freehold.

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Extra Images



# 23 Maplin Avenue, Salendine Nook Huddersfield, Yorkshire

Directions

