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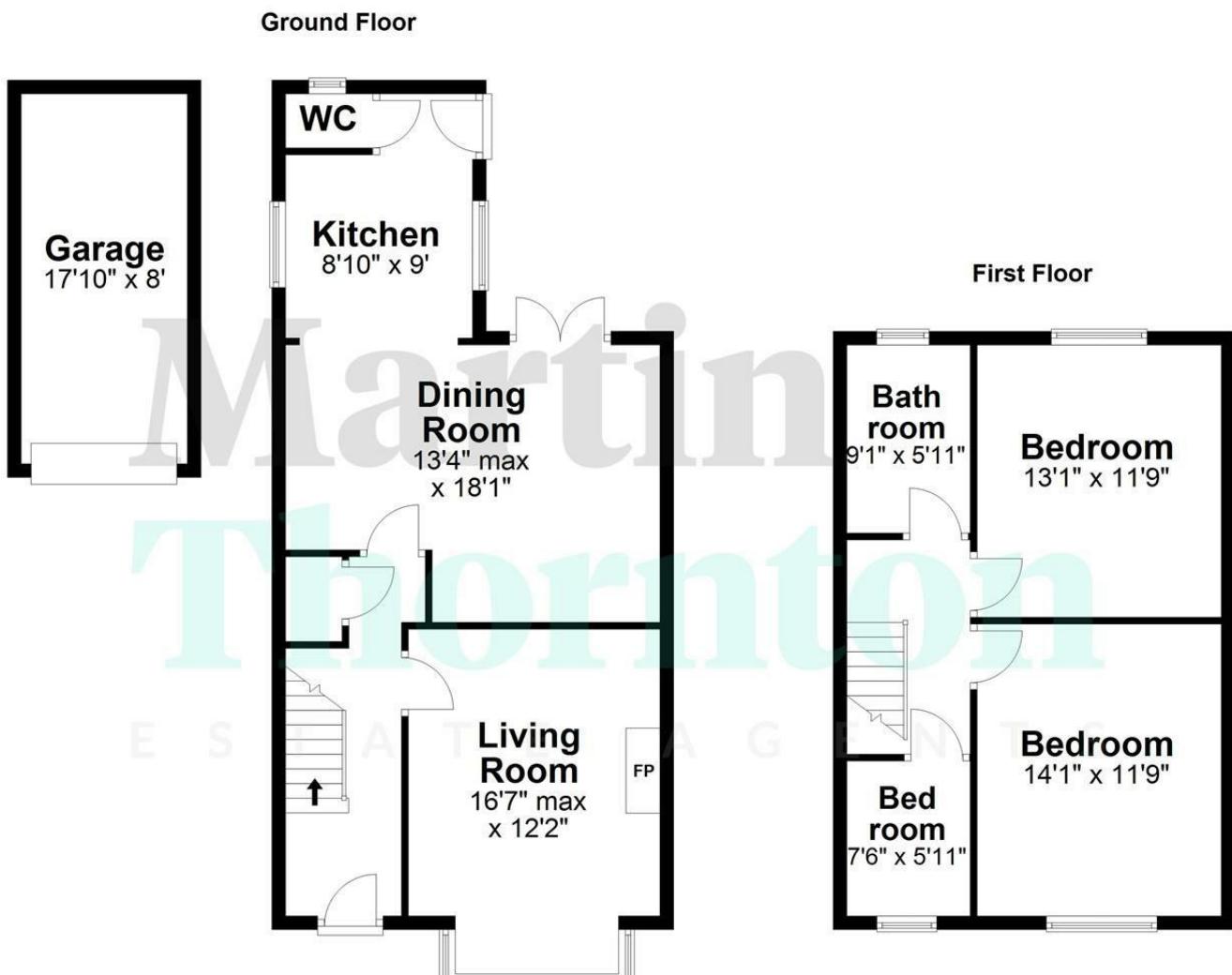
**Laund Road, Salendine Nook  
Huddersfield,**

**Offers over £300,000**

This well-appointed three-bedroom family home stands in mature gardens with a driveway and garage. It is located in this ever-popular area with ease of access to local amenities including the Salendine Shopping Centre, schooling, retail and the nearby M62. The property has been extended to the ground floor and features a gas-fired central heating system and majority uPVC double-glazing. The light and bright interior comprises an entrance hallway, large living room with a gas stove, L-shaped dining kitchen with integrated appliances and French doors and a ground floor WC. On the first floor are three bedrooms and a house bathroom incorporating a separate shower cubicle. Externally, the good-sized driveway leads to a garage and the rear garden has seating areas, mature beds and borders, fruit bushes and a lawned area.



Floorplan



Total area: approx. 1260.9 sq. feet  
Laund Road, Salendine Nook, Huddersfield



### **Entrance Hallway**

An external entrance door with opaque double-glazed units and a matching overlight gives access into the hallway. This has a spindle staircase rising to the first floor accommodation, beneath which is a good-sized storage cupboard, perfect for shoes and coats, etc. The hallway has deep cornice coving, an inset matwell, a radiator and a door leading to the living room.



### **Living Room**

This good-sized reception room is particularly light and bright with a large rectangular bay window incorporating uPVC glazing to the front elevation. It has a limestone fire surround with a matching hearth, home to a coal effect gas stove. There is deep cornice coving, deep skirting boards, plenty of space for furniture and a radiator.





**Details**

**Dining Kitchen**

This room has been extended from its original design and is L-shaped in nature, creating a pleasant eating and entertaining space. The dining area has a tiled fire surround with a raised hearth, plenty of space for a formal dining table and uPVC French doors leading into the garden. There is laminate flooring throughout the room and a radiator. The kitchen area has an array of units to high and low levels with worktops, which extend to create a breakfast bar area. Integrated appliances include an oven and hob, fridge, freezer and microwave. There is a one-and-a-half bowl stainless steel sink with a mixer tap and plumbing for an automatic washer. Concealed is the boiler for the central heating system. The room has downlighting and plenty of natural light with uPVC windows on both sides and a uPVC glazed external door.



**Downstairs WC**

This room incorporates a two-piece suite comprising a low-level WC and a wall-mounted hand basin. It has a continuation of the laminate flooring, an opaque uPVC window and ceiling downlighting.





**Details**

**First Floor Landing**

From the entrance hallway, a staircase rises to the first floor landing. This has a spindle balustrade and a radiator.



**Bedroom One**

This double bedroom is positioned at the rear of the property and has plenty of space for furniture. A drop-down ladder gives access to the loft area. There is a uPVC window and a radiator.



**Bedroom Two**

This double bedroom is positioned at the front of the property and has fitted wardrobes, a uPVC window and a radiator.





## Details

### Bedroom Three

This single bedroom is positioned at the front of the property and has a fitted wardrobe, a uPVC window and a radiator.

### House Bathroom

The good-sized bathroom has a four-piece suite comprising a corner shower cubicle with a wall-mounted shower fitting, a rectangular hand basin with drawers beneath, a low-level WC and a bath with a hand-held shower attachment from the mixer tap. It has appropriate tiling to the walls, an extractor fan and an upright chrome ladder style radiator. There is an opaque window to the rear elevation.



### External Details

At the front of the property, there is a low-level perimeter wall, planted beds and borders along with a patterned concrete pathway. On the right-hand side, a stone pathway leads to a level lawned garden with mature beds and borders, walling and fencing. On the left-hand side is a good-sized driveway, with a perimeter wall to one side, providing parking and access to the garage. A timber gate leads to the rear of the property. The rear garden has a vegetable plot and various fruit bushes, along with a trellis style arbour, creating a nice seating area. There is a useful stone built garden store with power and lighting and, to the side of this, an additional seating area. Patio areas adjoin the French doors in the dining kitchen, and there is external lighting and water.



### Garage

The garage has an up-and-over door, a personal door, power and lighting.

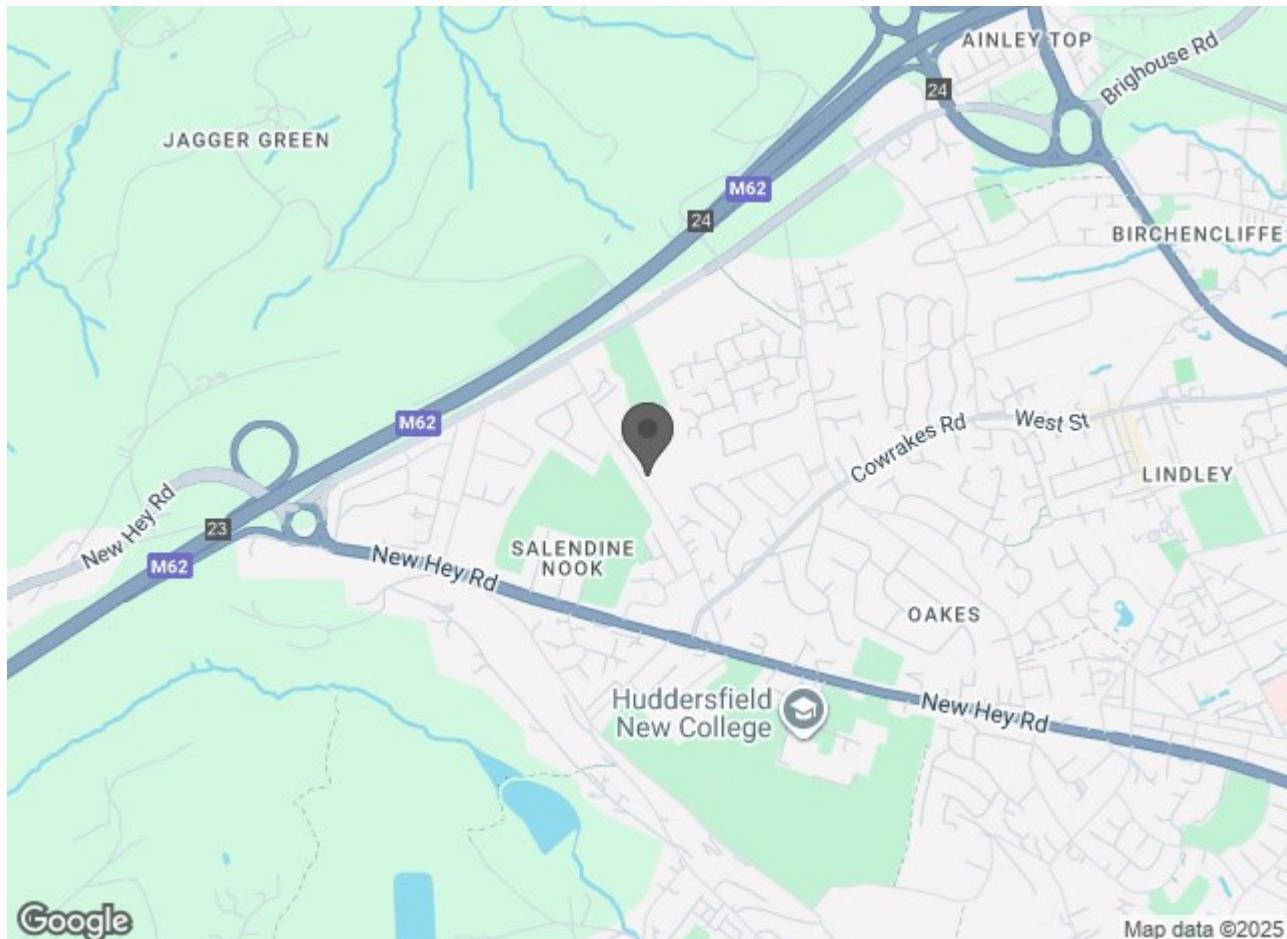
### Tenure

The vendor informs us that the property is freehold.

# Laund Road, Salendine Nook Huddersfield,



Directions



**Martin  
Thornton**  
ESTATE AGENTS

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