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## Morton Way, Salendine Nook Huddersfield,

**Offers over £230,000**

BEST AND FINAL OFFERS ARE INVITED ON THIS PROPERTY BY 12 NOON MONDAY 23rd FEBRUARY.

Open to view dates:

Monday 12th January: 1.45pm - 2.15pm, Sunday 25th January: 10am - 10.30am  
Wednesday 28th January: 11am - 11.30am, Monday 2nd February: 3.15pm - 3.45pm  
Sunday 15th February: 11am - 11.30am, Sunday 22nd February 10.45am - 11.15am

This characterful three-bedroom Grade 2 listed, stone built terraced cottage occupies a pleasant courtyard setting and is larger than first impressions may suggest. It is perfectly placed for local amenities within the nearby Salendine Nook Shopping Centre, local schooling and access to the M62 motorway network. The interior requires a certain amount of cosmetic updating, but offers excellent potential. The accommodation comprises an entrance lobby, open-plan lounge/diner with a superb exposed ceiling and a kitchen. On the first floor, there is a galleried landing area, three bedrooms and a bathroom. The property benefits from a gas-fired central heating system and majority sealed unit double-glazed wooden windows. Externally, there is block paved parking in front of the property. An external door in the kitchen gives access to Kiln Court to the rear. This property is offered with the advantage of no onward chain.

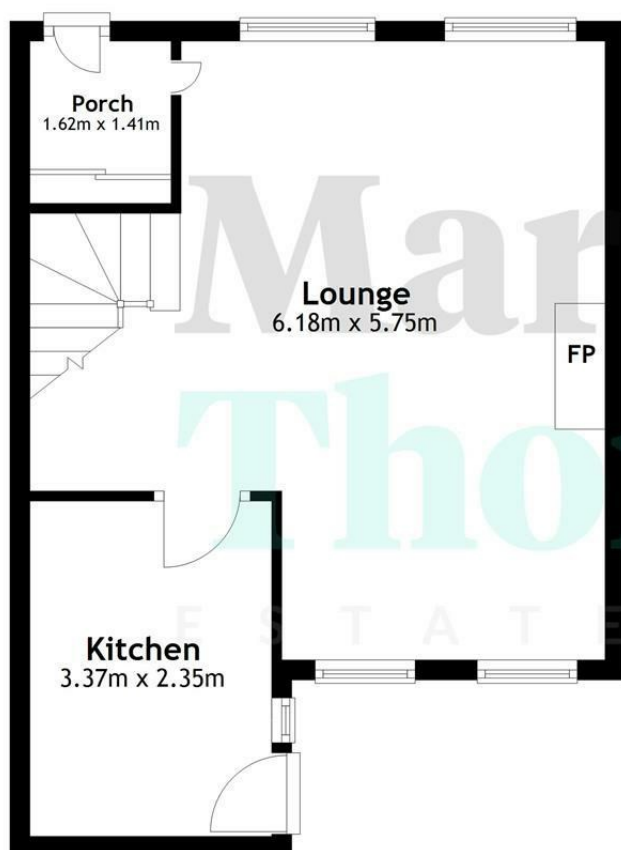
**Morton Way, Salendine Nook  
Huddersfield,**

**Floorplan**



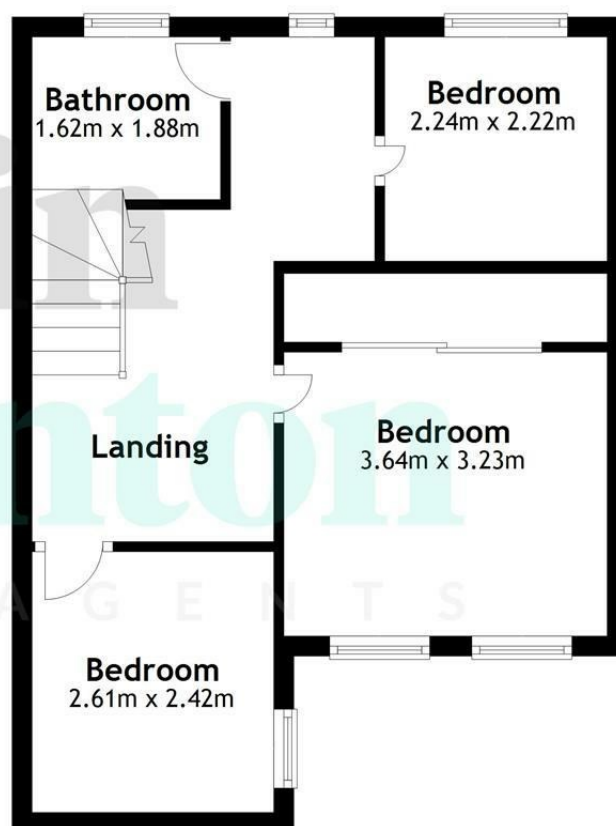
**Ground Floor**

Approx. 39.6 sq. metres



**First Floor**

Approx. 38.6 sq. metres



Total area: approx. 78.3 sq. metres  
5 Morton Way, Salendine Nook, Huddersfield



# Morton Way, Salendine Nook Huddersfield,

## Details



### Entrance Lobby

An external timber entrance door gives access into the entrance lobby, which has a stripped wood wardrobe with a hanging rail and shelf. Of particular note is the exposed boarded ceiling with beams. A panelled door leads into the lounge/diner.

### Lounge/Diner



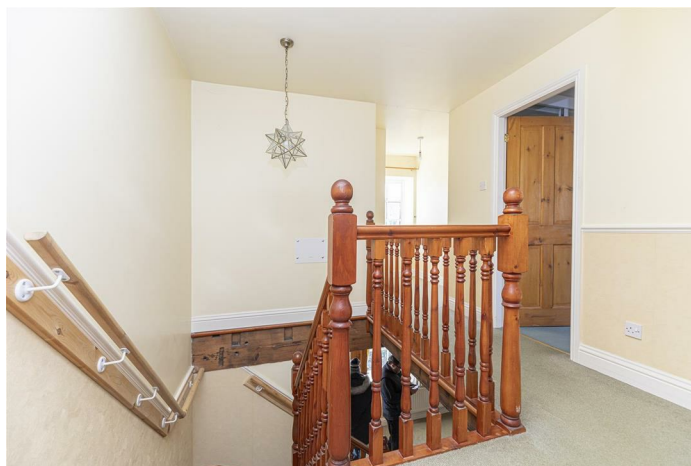
This large open-plan room runs the full length of the home and has windows to the front and rear elevations. It has a feature ceiling with exposed beams and timbers and the chimney breast incorporates a decorative brick surround with a raised stone hearth, home to a Dimplex log effect electric fire (which we are told isn't in working use at the moment but just requires the element replacing). An open spindle staircase rises to the first floor and has storage beneath. There are various wall light points and two radiators. A panelled door leads into the kitchen.

### Kitchen



The kitchen is positioned at the rear of the cottage and has wall cupboards and base units with working surfaces, tiled surrounds and a one-and-a-half bowl sink with a mixer tap. There is space for freestanding appliances, such as a fridge freezer and washing machine. Integrated appliances include a four-ring gas hob, electric oven and filter hood above. There is an exposed ceiling with beams and timbers, and a radiator. An external timber door gives access to the rear of the property.

### Gallery Landing



From the lounge/diner, a staircase rises to the landing area, which has spindle balustrading and newel posts. It has a window to the front elevation and provides access to the bedrooms and bathroom. There is also a radiator.

# Morton Way, Salendine Nook Huddersfield,

## Details



### Bedroom One



This double bedroom is positioned at the rear of the cottage and enjoys a pleasant outlook into Kiln Court via a window. It has built-in sliding door wardrobes with mirror fronts, hanging rails and shelving. There is also a radiator.

### Bedroom Two



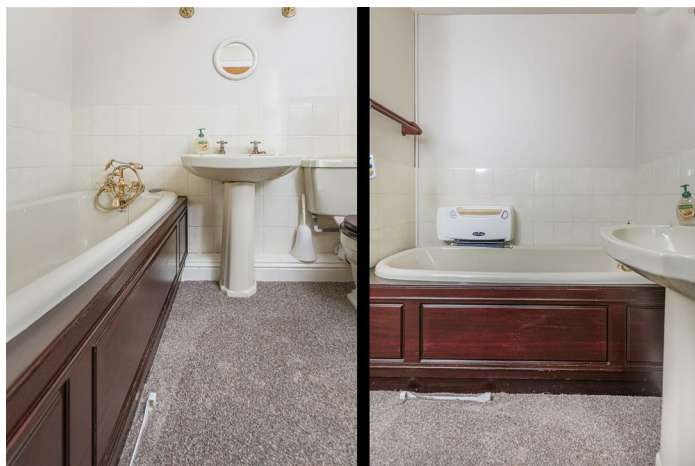
This double bedroom is positioned at the rear of the cottage and has a similar outlook from its window. There is a stripped wood storage cupboard, housing the Worcester boiler for the central heating system. There is a radiator and access can be gained to the loft space.

### Bedroom Three



This single bedroom is positioned at the front of the property and would make an ideal home office/study. The window enjoys a pleasant outlook into Morton Way. There is also a radiator.

### Bathroom



The white three-piece suite comprises a timber panelled bath with a telephone style hand-held shower attachment from the mixer tap, a wash hand basin and a low-level WC. There is appropriate tiling to the walls, two wall light points, a window to the front elevation and a radiator.

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## Details



### External Details



In front of the property, there is a side-by-side block paved parking area, a low-level wall and a flagged area, ideal for tubs, pots and planters.

### Tenure

The vendor informs us the property is Freehold.



# Morton Way, Salendine Nook Huddersfield,

Directions

