

martin-thornton.com

01484 508000



**Hubert Street, Salendine Nook
Huddersfield,**

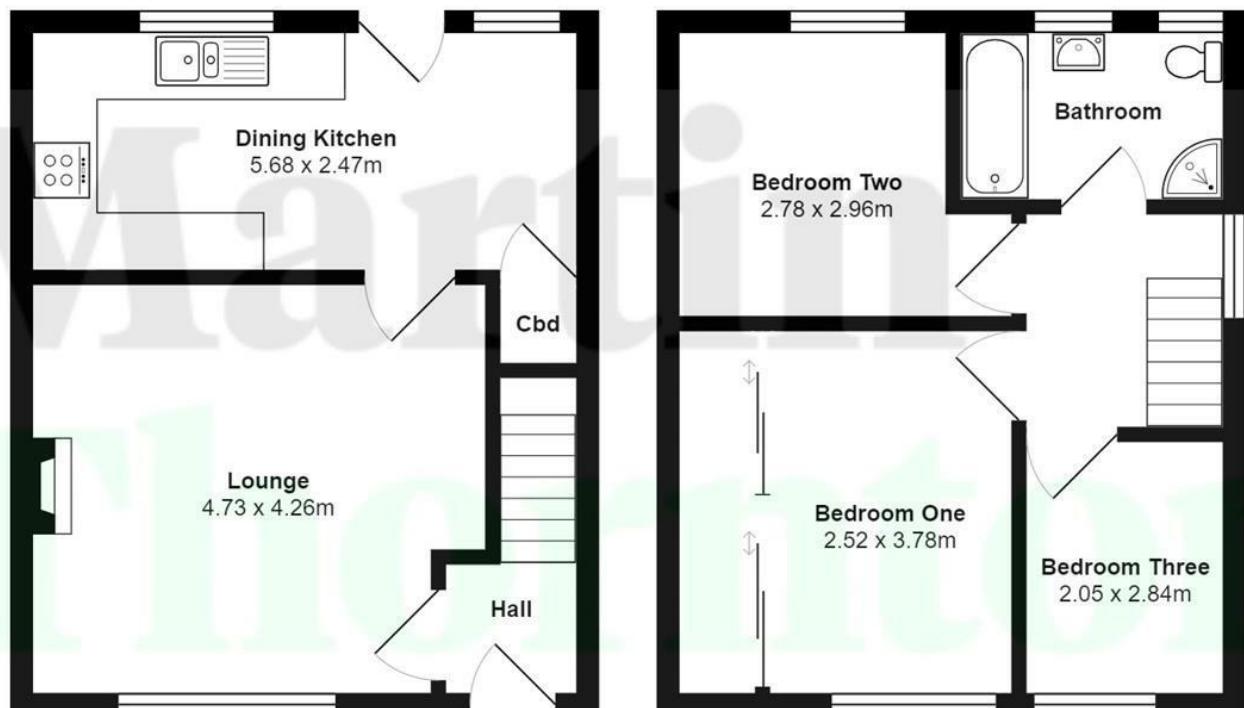
**Offers in the region of
£190,000**

A three bedoomed, stone built, end of terrace enjoying a 'no through road' position with front garden and enclosed rear garden. There is a contemporary, upgraded kitchen and a bathroom which incorporates a separate shower cubicle.

Ideally placed for local amenities, schooling and M62 access, the property enjoys double glazing and a gas fired central heating. There is an entrance lobby, a good sized living room and a rear dining kitchen with integrated appliances. To the first floor there are three bedrooms, the Master with built-in wardrobes, and a bathroom comprising a four piece suite which includes a separate shower cubicle. The property is only a short distance from the Salendine Nook Shopping Centre and well regarded local schooling and would be a perfect commuter base.



Floorplan



All measurements are approximate and for display purposes only



Details

An external entrance door, with the upper portion having an opaque glazed panel, gives access to the entrance lobby.

Entrance Lobby

The entrance lobby provides useful shoe and coat storage. There is a radiator. A staircase rises to the first floor landing. On the left hand side an internal door opens into the living room.

Lounge



A good sized reception room positioned to the front of the property. There is plenty space for a good amount of furniture. To the chimney breast there is a contemporary decorative fireplace with matching inlay and hearth. There is a radiator. A door leads through to the dining kitchen.

Dining Kitchen



Positioned to the rear of the property, this has been updated just over a year ago and is particularly contemporary in nature with an extensive array of units to high and low levels, with contrasting wood effect work tops with matching upstands. There is a one and a half bowl stainless steel sink with single drainer and contemporary mixer tap. There is a four ring gas hob with glazed splashback and matching, canopy style filter hood above. There is a built-in fan oven, space for a free standing American style fridge / freezer and integrated dishwasher. There are two rear uPVC windows and a composite door. The useful understairs storage cupboard houses the Ideal condensing boiler, again updated in more recent times. This room can accommodate a formal dining table at one end.

From the entrance lobby, the staircase rises to the first floor landing.



Details

First Floor Landing



With a side uPVC window. A drop-down ladder gives access to the useful loft storage area where there is a good amount of boarding.

Bedroom One



Positioned to the front of the property, this is a good sized double room. There is a bank of sliding, mirror fronted wardrobes to one wall with hanging and shelving. The central doors hide provision for a TV bracket. There is space for additional furniture, a uPVC window to the front elevation, and a radiator.

Bedroom Two



A double sized bedroom, positioned to the rear of the property. There is a uPVC window. This room can accommodate a good amount of fitted or free standing furniture and has a radiator.

Bedroom Three



A single sized bedroom, positioned to the front of the property. There is a built-in wardrobe over the staircase with twin hanging rails, a uPVC window to the front elevation and a radiator.



Details

House Bathroom



A good sized room with twin opaque uPVC windows. There is a four piece suite incorporating a double ended bath with centrally positioned mixer tap with hand held shower attachment, a separate shower opening with curved opening door with tiled interior and wall-mounted shower fitting, a wash hand basin and a low level WC. There is full height tiling around the bath and within the shower cubicle and half height tiling to the remaining walls. There is an upright, chrome, ladder style radiator.

External Details



Enjoying a most convenient and highly accessible location, the property enjoys a 'no through road' position. There is an enclosed garden area at the front and a pathway to the side. To the side of the property there is a useful gravelled area, ideal for sheds for example, with external power. A timber

gate gives access to the property's garden.

The garden is enclosed by perimeter fencing and has a south westerly aspect, enjoying the afternoon sun. There is a large, stone flagged, seating patio area, which extends the full length of the garden. To the side of this, there is a level, lawned area. There are raised borders with in-built seating created from railway style timbers, and a lockable timber gate at the far end. There is external water and lighting.

Additional Information

The property has a gas fired central heating system with condensing boiler and double glazing.

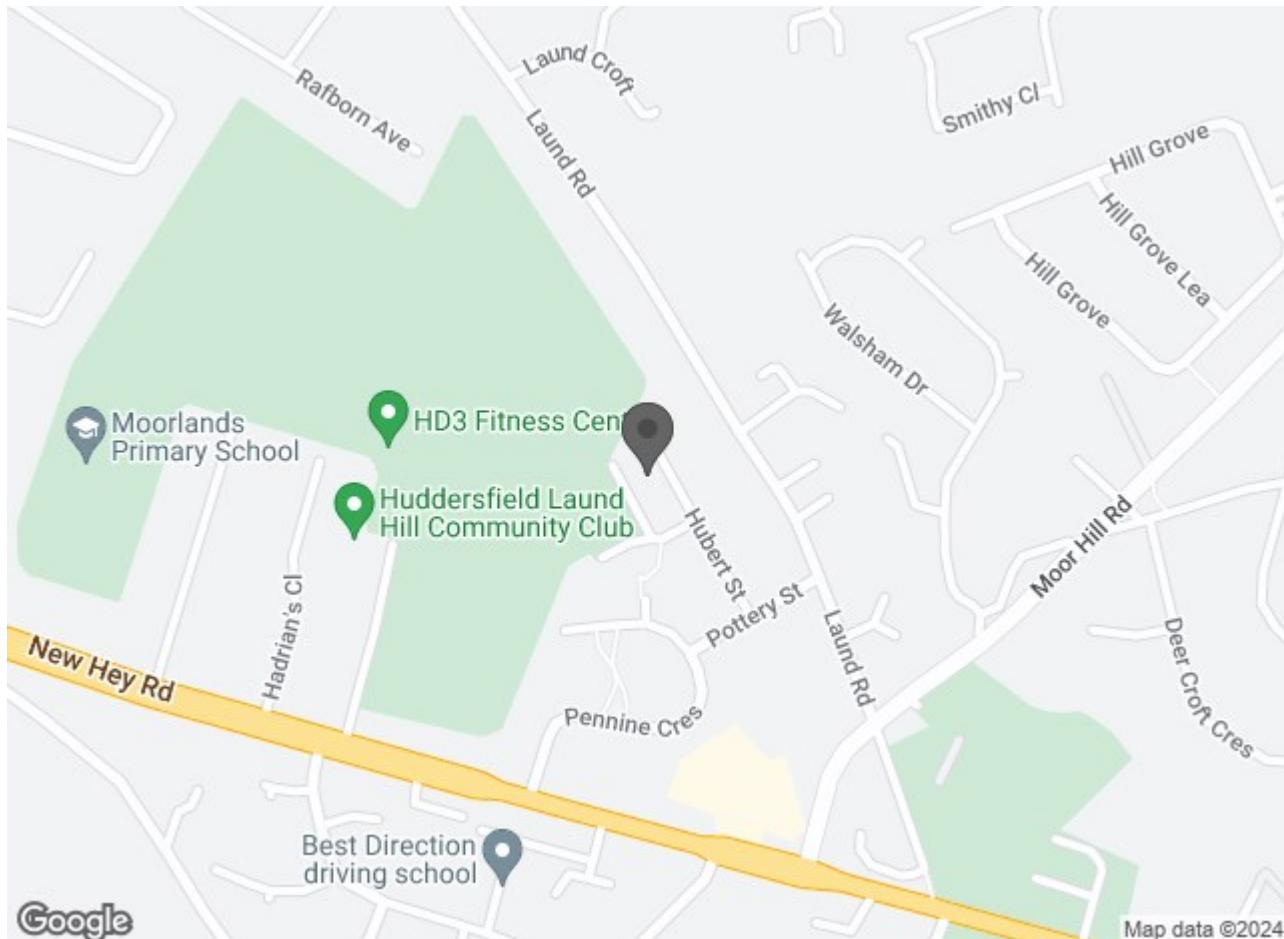
Tenure

The vendor informs us the property is freehold.

Hubert Street, Salendine Nook Huddersfield,



Directions



**Martin
Thornton**
ESTATE AGENTS

martin-thornton.com
01484 508000

**Hubert Street, Salendine Nook
Huddersfield,**

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**