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Maplin Avenue, Salendine Nook Huddersfield,

Offers in the region of
£450,000

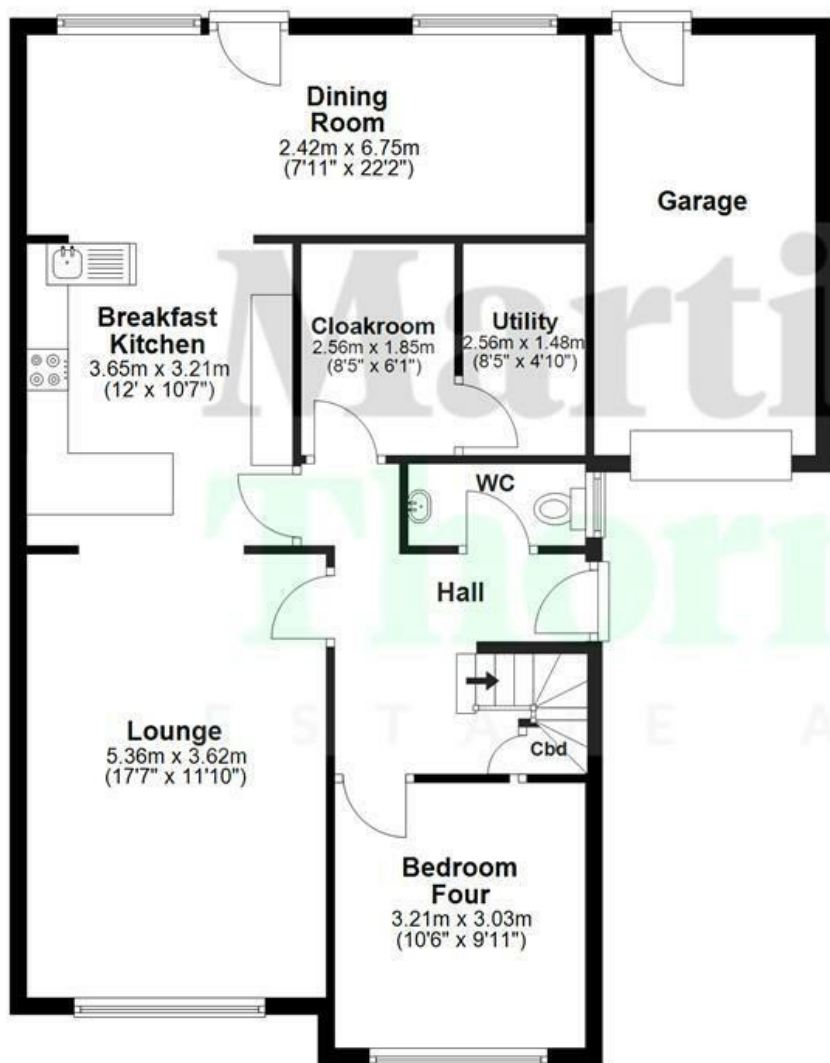
This four-bedroom detached family home offers flexible accommodation over two floors. It has a south-easterly rear aspect with superb long distance views. The property is located in this ever popular area, with ease of access to local amenities, Salendine Nook shopping centre, well-regarded schooling and M62 motorway access, making it a perfect commuter base for Leeds and Manchester. The light and bright accommodation comprises an entrance hall with storage cupboard, store/utility, formal lounge, open-plan kitchen diner with integrated appliances and a lovely outlook and downstairs bedroom. On the first floor, there are three double bedrooms, the master and second bedroom incorporating en suite facilities, and a house bathroom. There is a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is a driveway providing off-road parking and access to a single garage. At the rear, there is a lovely garden area with a patio, perfect for outdoor entertaining, enjoying a south-easterly aspect.

Maplin Avenue, Salendine Nook Huddersfield,

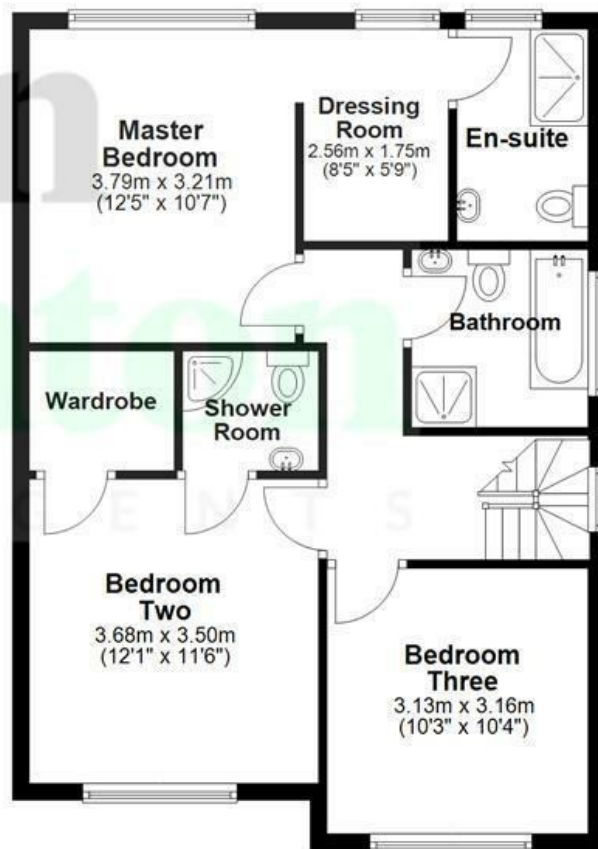
Floorplan



Ground Floor



First Floor



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

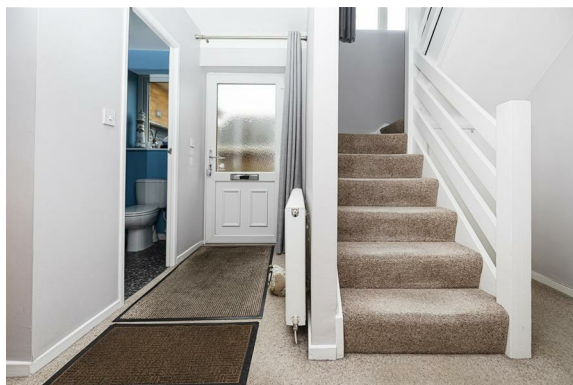
Maplin Avenue, Salendine Nook Huddersfield,

Details



Entrance Hall

A uPVC door with a large double-glazed insert opens to the entrance hall, where there are two wall light points and a radiator. There is a useful under stairs storage cupboard, perfect for storing shoes and coats, and access can be gained to the following rooms:



Downstairs WC

The white suite comprises a pedestal hand basin with twin taps and a low-level WC. A uPVC double-glazed window overlooks the side elevation. There is a ceiling light point, a radiator, vinyl flooring and a tiled splashback.



Maplin Avenue, Salendine Nook Huddersfield,

Details



Store/Utility

This multipurpose room is located to the rear of the property and currently utilised as a utility. There is an extractor fan, ceiling light points, plumbing for a washing machine and space for a dryer.



Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink with twin taps. It has under cupboard and kickboard lighting. Integrated appliances include an oven and four-ring gas hob with canopy style filter hood above, microwave and dishwasher. There is space for a freestanding fridge freezer and space for an additional under counter fridge. The kitchen has brick style tiled surrounds, a tiled floor, two ceiling light points and a radiator. This room is home to the Vaillant central heating boiler. An archway leads through to the dining area.



Maplin Avenue, Salendine Nook Huddersfield,

Details



Dining Area

This open-plan area has plenty of room for furniture, two wall light points and a ceiling light point. Two Velux windows provide natural light. A uPVC window overlooks the rear elevation and a uPVC double-glazed door gives access to the rear garden.



Formal Lounge

Accessed from the kitchen and the hallway, this reception room has a large uPVC double-glazed window to the front elevation. It has three wall light points and a radiator. The focal point of the room is a gas fire, set to a marble hearth and a timber surround.



Maplin Avenue, Salendine Nook Huddersfield,

Details



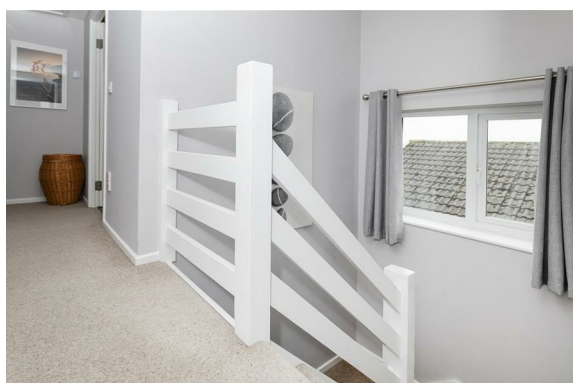
Bedroom Four

This multifunctional room is located to the front of the property and is currently utilised as a work-from-home study, but could be a fourth bedroom. It has a large uPVC double-glazed window to the front elevation, a ceiling light point and a radiator.



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has a uPVC double-glazed window providing natural light and a ceiling light point. It has access to partially boarded loft space via a pull-down ladder.



Maplin Avenue, Salendine Nook Huddersfield,

Details



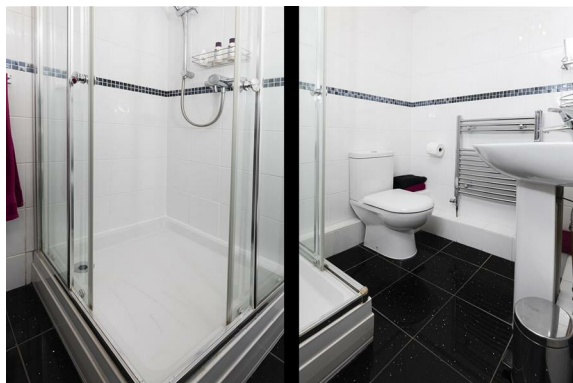
Bedroom One

This double bedroom is located to the rear of the property and has a pleasant outlook via a uPVC double-glazed window. It has plenty of space for furniture, a ceiling light point and a radiator. A walkway gives access to a walk-in wardrobe area, which has two ceiling light points, a uPVC double-glazed window overlooking the rear garden and a radiator. A timber door gives access to the en suite shower room.



En Suite Shower Room

This room has a white suite comprising a walk-in shower cubicle with a waterfall style shower fitting, a pedestal hand basin with mixer tap and a low-level WC. There is a tiled floor, appropriate tiling to the walls, two ceiling light points, an extractor fan, a wall mounted mirror and a chrome ladder style heated towel rail. A uPVC double-glazed window provides natural light.



Maplin Avenue, Salendine Nook Huddersfield,

Details



Bedroom Two

This double bedroom is located to the front of the property and has a large uPVC double-glazed window with a similar outlook to bedroom three. It has a walk-in wardrobe, a ceiling light point and a radiator. Access can be gained to an en suite shower room.



En Suite Shower Room

This room has a white suite comprising a corner shower cubicle, home to a mains fed shower, a pedestal hand basin with mixer tap and a low-level WC. There is a tiled floor, tiling to the walls, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail.



Maplin Avenue, Salendine Nook Huddersfield,

Details



Bedroom Three

This double bedroom is located to the front of the property and has a large uPVC double-glazed window with a lovely outlook. It has a ceiling light point and a radiator.



House Bathroom

This room has a white suite comprising a panelled bath with twin taps, a corner shower cubicle, home to a Triton electric shower, a pedestal hand basin with twin taps and a low-level WC. There is a storage cupboard, perfect for toiletries, a tiled floor, appropriate tiling to the walls, a ceiling light point and a chrome ladder style heated towel rail. A uPVC window overlooks the side elevation.



Maplin Avenue, Salendine Nook Huddersfield,

Details



External Details

At the front of the property, there is a lawned area and a stone driveway providing off-road parking for several vehicles and access around the side of the property to a detached single car garage. There is a lovely enclosed rear garden with a lawn, flowerbeds and a patio seating area, perfect for outdoor entertaining. There is a useful timber shed and the flagged patio continues around the side of the property to the front, accessed via a wrought iron gate. The rear garden benefits from a south-easterly aspect.



Garage

The garage has an electric roller shutter door, power and light. There is eaves storage and a timber door providing access to the rear garden.

Tenure

The vendor informs us that this property is Freehold.

Maplin Avenue, Salendine Nook Huddersfield,

Directions

