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**Maplin Avenue, Salendine Nook
Huddersfield,**

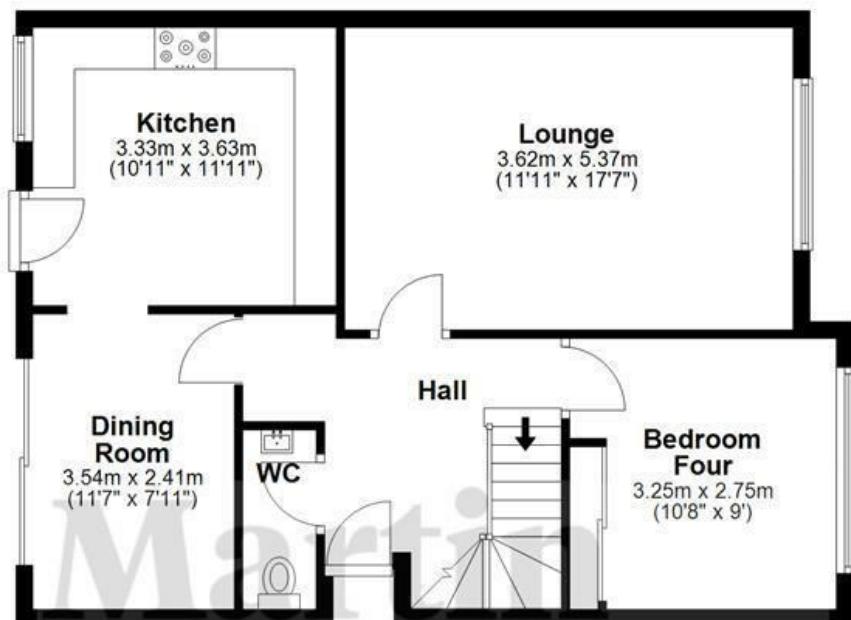
**Offers in the region of
£400,000**

This four-bedroom, detached family home has two separate reception rooms and a flexible layout. It enjoys a south-westerly rear aspect with superb long distance views towards Holme Moss. The property is located in this ever-popular area with ease of access to local amenities, Salendine Nook shopping centre, well-regarded schooling and access to the M62, making it a perfect commuting base for Leeds and Manchester. It has a light and bright interior and features a gas-fired central heating system, uPVC double-glazing and a security system. On the ground floor, the accommodation comprises an entrance hallway, downstairs WC, living room, separate dining room with patio doors, kitchen with integrated appliances and one of the four double bedrooms. On the first floor are three double bedrooms (the master bedroom with built-in furniture) and the bathroom. Externally, the driveway has been widened to create further parking. There is an attached garage, along with a timber shed and a summerhouse. The house is not overlooked at the rear and the rear garden is one of the major selling features, being enclosed with a south-westerly aspect. There are seating areas and level lawns. An early inspection is advised to appreciate all that is on offer in this well-regarded residential area.

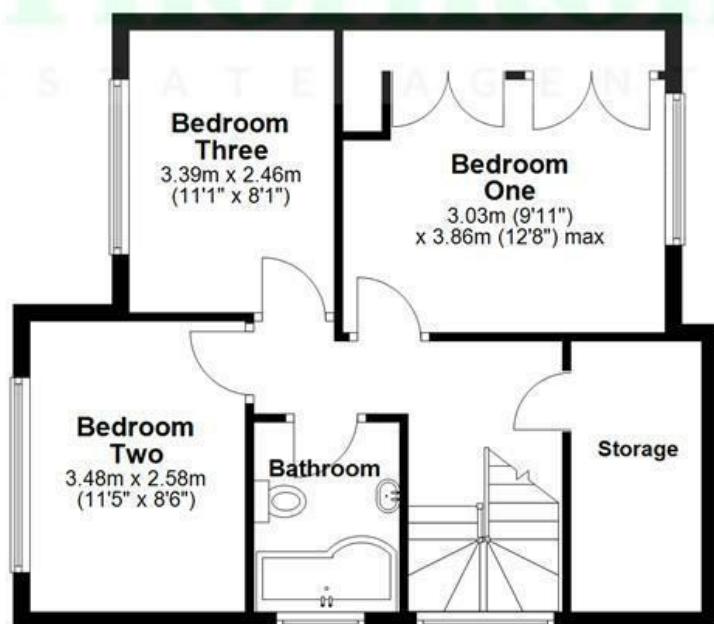


Floorplan

Ground Floor



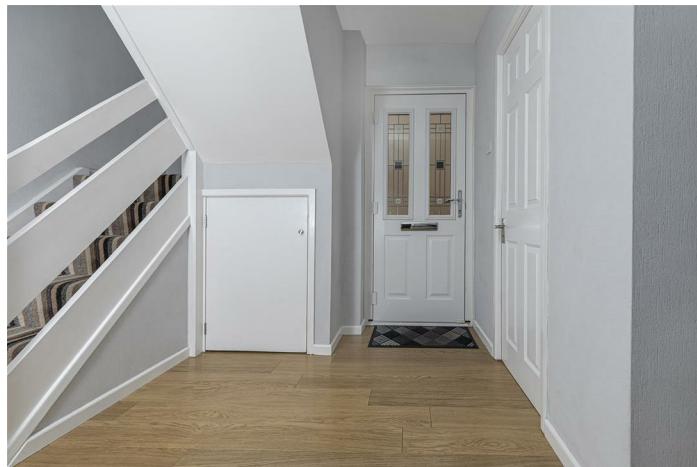
First Floor



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



Entrance Hallway



A composite external entrance door with opaque glazed panels gives access to the entrance hallway. This has a staircase rising to the first floor accommodation, with a useful storage cupboard beneath with lighting. The good-sized hallway can accommodate furniture has oak style Quick-step laminate flooring along with a radiator. Off the hallway is the downstairs WC.

Living Room



Positioned at the front of the property, this large reception room is light and bright with neutral decor and Quick-step oak effect laminate flooring. It has a marble finish fire surround with matching inlay and hearth, home to an electric fire. A broad uPVC window overlooks the frontage. The room has plenty of space for furniture and a radiator.

Downstairs WC



Updated in more recent times, this room has a contemporary two-piece with a rectangular wash hand basin with storage cupboards beneath and a low-level WC. There is a continuation of the oak effect flooring in the hallway and feature grey wall tiling. The room has a side opaque window and a gunmetal coloured upright radiator.

Kitchen



The kitchen is also positioned at the rear with a south-westerly aspect and is light and bright with neutral decor. It has a continuation of the grey Quick-step flooring. This room has been recently updated and has wall cupboards and base units with under-unit lighting, along with a stainless steel sink and ceiling lighting. Integrated appliances comprise a five-ring gas hob with a wok-style central burner, an illuminated canopy style filter hood, Neff double oven and



Details

grill, fridge, freezer and dishwasher. There is plumbing for an automatic washer. The room has a uPVC window and a uPVC glazed door providing a very pleasant long distance outlook towards the National Park. Concealed inside a wall cupboard is the Worcester boiler for the central heating system. There is also a radiator.

Dining Room



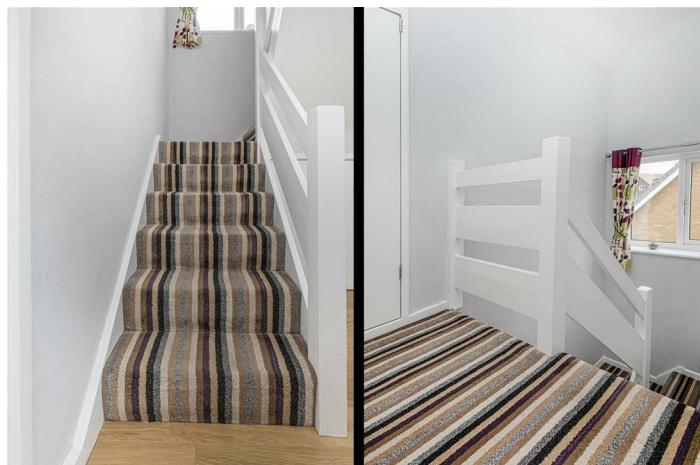
This room is positioned at the rear of the property and is particularly light and bright with a south-westerly aspect. Sliding uPVC patio doors lead out to the rear garden. There is grey Quick-step laminate flooring and the room can accommodate a formal dining table, as well as further furniture. It has an upright radiator and an archway leading through to the kitchen.

Bedroom Four



This ground floor double bedroom has built-in wardrobes with mirrored doors and a dressing table with drawers. It is positioned at the front of the property with a broad uPVC window and a radiator.

First Floor Landing



From the hallway, the staircase rises to the first floor accommodation. The landing has a good-sized storage cupboard, access to the loft space and a radiator.



Details

Bedroom One



This large double bedroom is positioned at the front of the property with built-in furniture comprising wardrobes and drawers. There is space for further furniture, along with a broad uPVC window and a radiator.

Bedroom Two



This is certainly a room with a view, positioned at the rear of the property. From its elevated position, it enjoys a 180 degree outlook from the top of Scapegoat Hill, Holme Moss and towards Emley. The room can easily accommodate furniture, has a broad uPVC window and a radiator.

Bedroom Three



This is also a double room, positioned at the rear of the property, with almost identical views to bedroom two. It has a broad uPVC window and can accommodate a double bed and furniture. It also has a radiator.

Bathroom



The bathroom has a three-piece suite comprising a P-shaped bath curved shower screen and shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, an electric shaver point, ceiling downlighting and an upright chrome ladder style radiator. To the side elevation is an opaque uPVC window.



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External Details



In front of the property is a low-level box style hedge and a lawned garden. There is double/treble width parking and the driveway continues down the left-hand side to the garage.

The rear garden is one of the property's major selling features and can be a real sun trap, enjoying a south-westerly aspect. On the right-hand side is a paved pathway, a lawned area and external power sockets. A lockable timber gate gives access to the rear garden. Beyond the gate is a paved area with a planted border with rose bushes and laurel hedging. There are level lawns and paved pathways. A flagged seating area adjoins the door from the kitchen, where there is a further outdoor power supply. In the bottom right-hand corner is a timber summerhouse with twin glazed doors, power and lighting. On the opposite side is a large timber shed with two windows, power and lighting. At the side of the shed is a useful covered storage area and an external cold water tap. A uPVC door gives access to the garage.

Garage

The garage has an up-and-over door, power and lighting. The far end is currently used as a utility area, ideal for a condensing dryer or additional appliances.

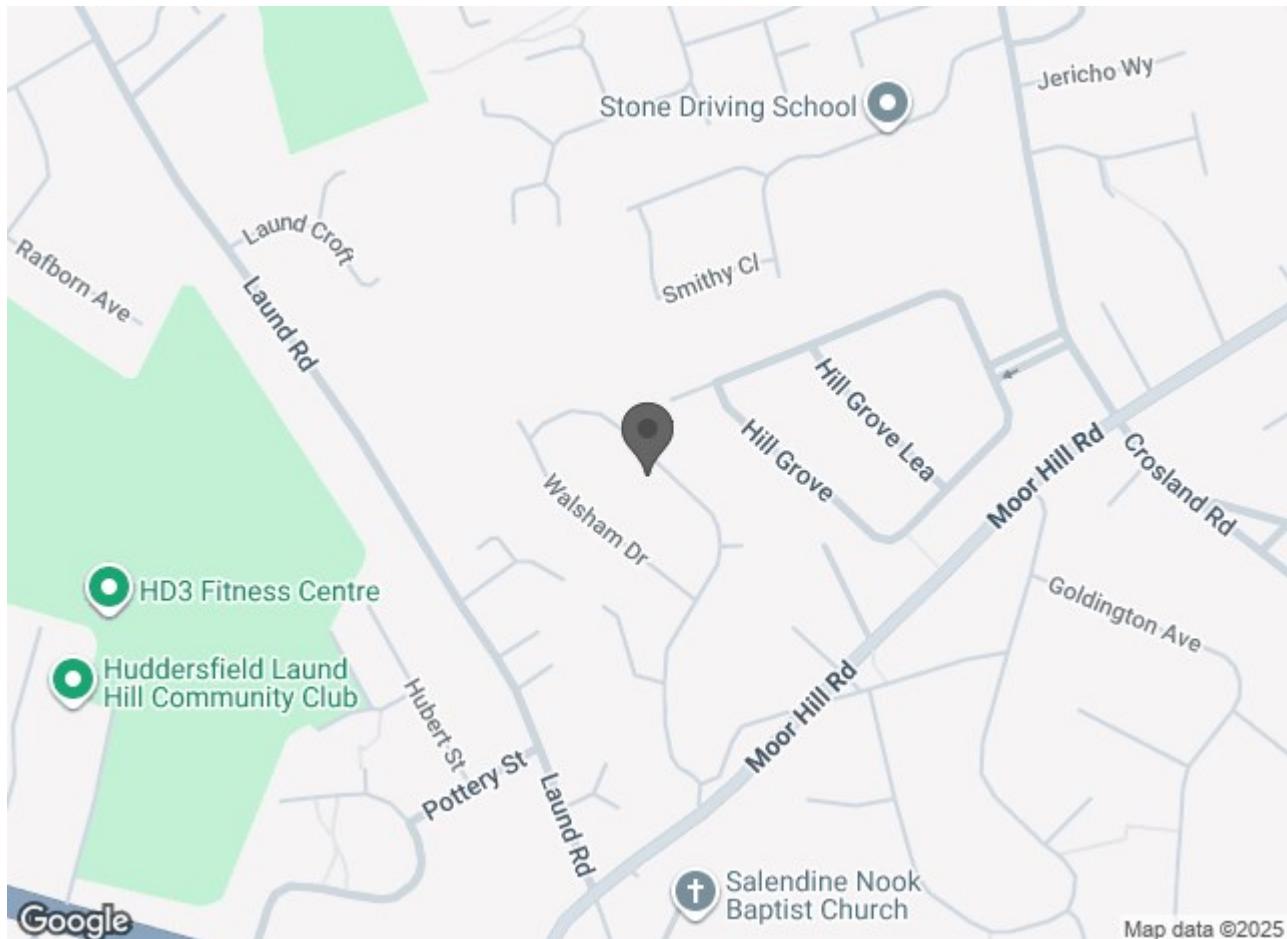
Tenure

The vendor informs us that the property is freehold.

Maplin Avenue, Salendine Nook Huddersfield,



Directions



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