

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



## Hill Grove, Salendine Nook Huddersfield,

**Offers over £300,000**

With a rear two-storey extension and occupying a corner plot, this is a four-bedroom end town house in a block of just three homes. It has two reception rooms, a side driveway and garage, located in this popular and well regarded area perfect for commuting as well as nearby amenities and schooling. Extended from its original design, the spacious accommodation comprises rear entrance lobby, downstairs WC, dining kitchen, dining room with French doors onto one of the two patios and living room. On the first floor, the landing has a ladder to useful loft storage, four bedrooms, bathroom with separate shower cubicle and a separate WC with wash hand basin. There is double-glazing and a gas-fired central heating system. Externally, there are front and rear patios, a side lawn and a driveway leading to a garage. The property has the advantage of no upper chain.

Hill Grove, Salendine Nook  
Huddersfield,

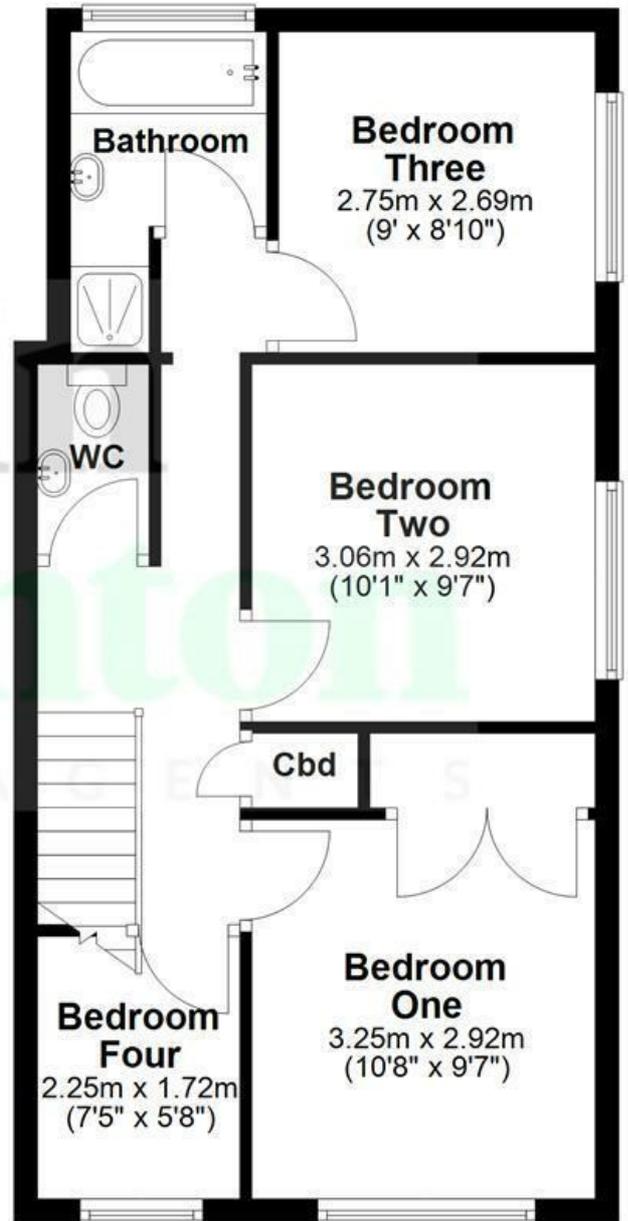
Floorplan



Ground Floor



First Floor



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

# Hill Grove, Salendine Nook Huddersfield,

## Details



### Entrance Hallway

A rear composite external door with opaque glazed panels gives access to the rear entrance hallway. The hallway is an ideal space to store shoes and coats, etc. It has coving to the ceiling, sunken ceiling lights and oak style laminate flooring. There are oak internal doors, a radiator and access to the downstairs WC.

### Downstairs WC

This room has a two-piece suite comprising a rectangular wash hand basin with storage beneath and a low-level WC. It has half height tiling to the walls and a continuation of the flooring from the hallway. There is a rear uPVC window and an upright chrome ladder style radiator.

### Dining Kitchen

An oak door opens into the dining kitchen, which runs the full width of the property and has wall and base cupboards with worktops and a stainless steel sink unit with mixer tap and single drainer. There is plumbing for an automatic washing machine and dishwasher, and space for a freestanding fridge freezer. At the centre of the room is a Tecnik range style cooker with splashback and canopy style filter hood. There is ceiling downlighting, a side uPVC window, a continuation of the flooring and a radiator. An archway leads through to the dining room.

### Living Room

Positioned at the front of the property, this good-sized reception room is light and bright due to its southerly aspect. The focal point of the room is a limestone fireplace and hearth, home to a coal effect gas fire. There is plenty of space for furniture, a uPVC window and door to the front elevation and a radiator. A staircase with storage beneath rises to the first floor landing.

### First Floor Landing

The landing has a shelved storage cupboard, perfect for towels and bedding, etc. A drop-down ladder gives access to boarded loft storage, which has lighting and is home to the central heating boiler.

### Bedroom One

This light and bright double bedroom has a uPVC window with a southerly aspect, built-in wardrobes and a radiator.

### Bedroom Two

A side-facing double bedroom with space for freestanding or fitted furniture, a uPVC window and a radiator.

### Bedroom Three

This good-sized third bedroom is similar to bedroom two, with space for furniture, a side uPVC window and a radiator.

### Bedroom Four

A single bedroom positioned at the front of the property, with a south-easterly aspect from its uPVC window and a radiator.

### Bathroom

The bathroom is positioned at the rear of the property and has a three-piece suite comprising a panelled bath with a mixer tap rising to a hand-held shower attachment, a pedestal wash hand basin and a separate shower cubicle with wall-mounted shower and folding entrance door. There is tiling to the walls, ceiling downlighting, an extractor fan and an upright chrome ladder style radiator. The room has an opaque uPVC window.

### Separate WC

The two-piece suite comprises a wash hand basin and a low-level WC. There is tiling to the walls and vinyl style flooring.

### External Details

The property occupies a corner plot with gardens to three sides. The large front patio is a real sun trap, with its south-easterly aspect, and has an adjoining lawn. There is front and side perimeter walling and fencing. To the rear is similar sized patio area for the afternoon sun. Parking is on the driveway and the garage has power and lighting, a side uPVC window and a personal door. There is external power and water.

### Tenure

The vendor informs us the property is Freehold.

# Hill Grove, Salendine Nook Huddersfield,

Directions

