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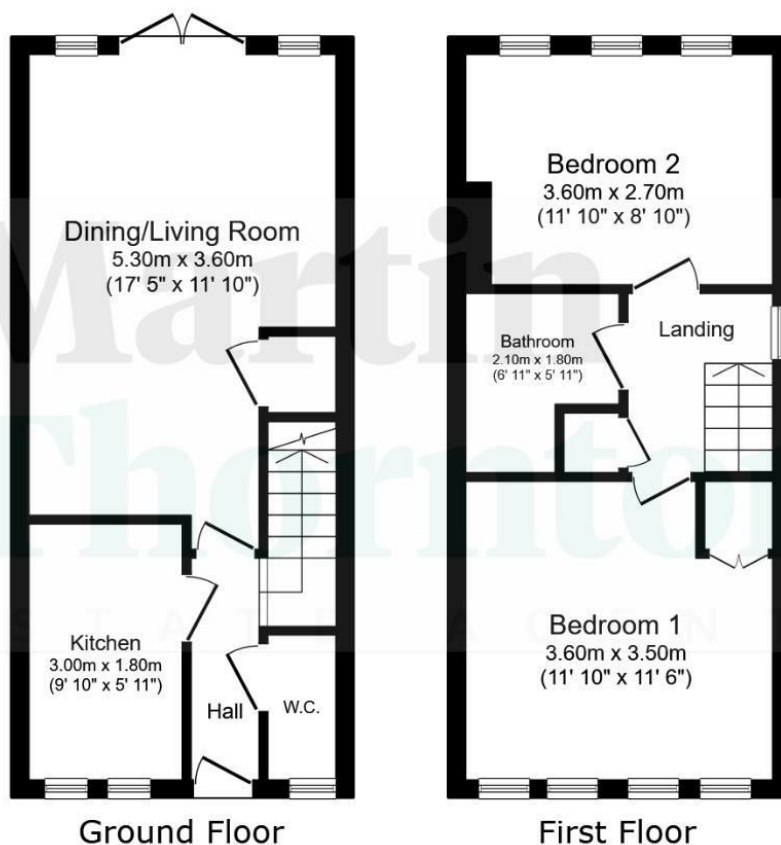
## Helene Court, Huddersfield, Yorkshire

Offers in the region of  
**£170,000**

This two-bedroom property is offered with the advantage of no onward chain and enjoying a cul-de-sac setting, with an enclosed rear garden and a garage. It is conveniently placed for amenities within the nearby Salendine Nook Shopping Centre, well-regarded schooling and motorway access. It would make an ideal first home, down-sizer or buy-to-let opportunity. The accommodation comprises an entrance hallway, downstairs WC, kitchen with built-in oven and hob and open-plan living/dining room with access to the rear garden. On the first floor, there are two double bedrooms and a shower room. The property has a gas-fired central heating system and uPVC double-glazing. Externally, the rear garden is enclosed and there is a garage in a block of five to the side of the property.

# Helene Court, Huddersfield, Yorkshire

## Floorplan



Total floor area: 59.6 sq.m. (641 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Helene Court, Huddersfield, Yorkshire

## Details



### Entrance Hallway

An external uPVC door with an opaque glazed panel gives access into the entrance hallway. This has a radiator, a staircase on the right-hand side and access to the downstairs WC.



### Downstairs WC

This room has a two-piece suite comprising a wall-mounted wash hand basin and a low-level WC. There is an opaque uPVC window to the front elevation and a radiator.



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## Details



### Kitchen

The kitchen has wall cupboards and base units, working surfaces and a stainless steel sink with a single drainer. Integrated appliances include a four-ring gas hob with electric fan oven below and a pull-out style filter hood above. There is space for a side-by-side fridge and freezer, and space and plumbing for an automatic washer. The room has a uPVC window to the front elevation and a radiator.



### Living/Dining Room

This open-plan living/dining room is positioned at the rear of the property and the use of furniture defines the areas. The dining area can easily accommodate a formal dining table. There is a useful under stairs storage cupboard, which houses the boiler for the central heating system. The room widens to the living area, which is light and bright with central uPVC and glazed doors with matching full-height glazed screens on either side. There is a timber fire surround with a wall-mounted gas fire, along with various wall light points and a radiator.



### First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing, which has a side uPVC window. There is a built-in storage cupboard, the upper half having shelving.

# Helene Court, Huddersfield, Yorkshire

## Details



### Bedroom One

This large double bedroom is positioned at the front of the property and has broad uPVC windows overlooking the cul-de-sac. It has plenty of space for fitted or freestanding furniture and a radiator.



### Bedroom Two

This good-sized double bedroom is positioned at the rear of the property and has built-in sliding door mirror fronted wardrobes. The wide uPVC windows overlook the rear garden and there is space for further fitted or freestanding furniture. There is also a radiator.



# Helene Court, Huddersfield, Yorkshire

## Details



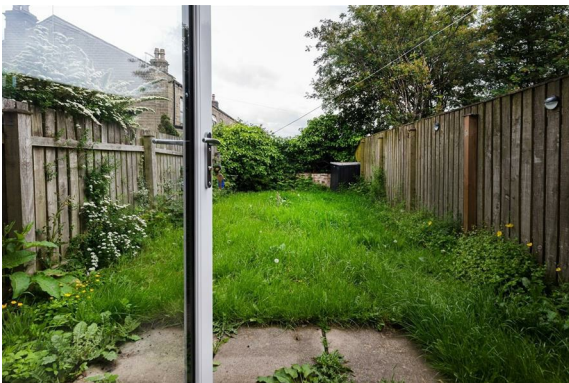
### Shower Room

The shower room has a walk-in shower with a glazed screen and a wall-mounted hand-held shower fitting, a wash hand basin with a cupboard beneath and a low-level WC. There is an extractor fan and a radiator.



### External Details

In front of the property, there is an open-plan lawned garden area. The rear garden is enclosed by perimeter walling and fencing, with a paved seating area adjoining the uPVC and glazed door within the living room. Adjoining this is a level lawn. The property has a garage within a block of two sets of five to the side of the property.



### Tenure

The vendor informs us that the property is freehold.

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Directions

