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## Hadrians Close, Salendine Nook Huddersfield,

**Offers in the region of  
£240,000**

This three-bedroom semi-detached home is located in the popular residential area of Salendine Nook. It may prove suitable for a professional couple looking to access the nearby M62 motorway network, or an expanding family, with nearby recommended schooling. The accommodation comprises an entrance porch, living room and kitchen diner. On the first floor are two double bedrooms, a third bedroom/study and a bathroom. There is also an attic room. The property benefits from gas-fired central heating and uPVC double-glazing. Externally, at the front of the property, there is a low-maintenance garden, a driveway and a detached single garage. At the rear, there is a garden area, perfect for outdoor entertaining, enjoying a southerly/easterly aspect.

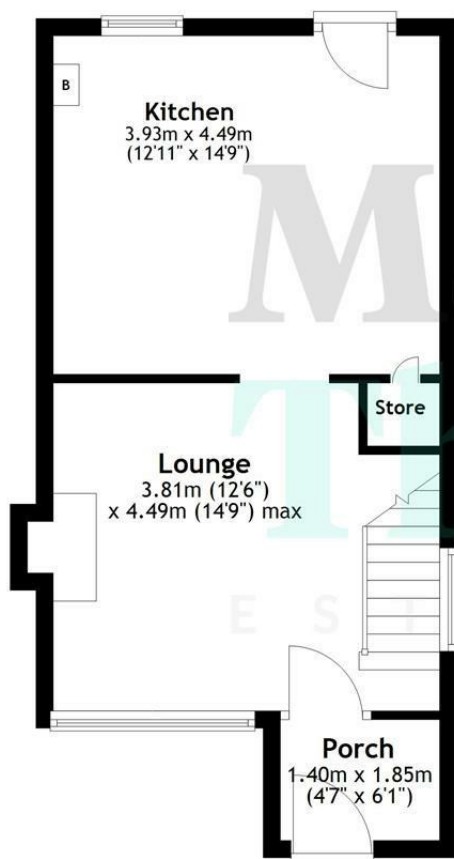
# Hadrians Close, Salendine Nook Huddersfield,

## Floorplan



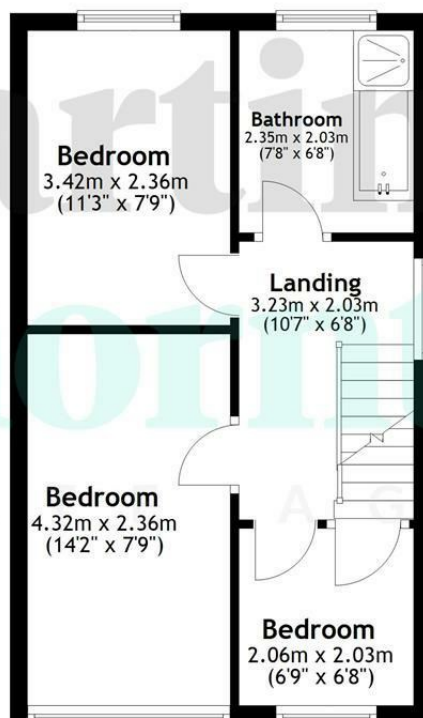
### Ground Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



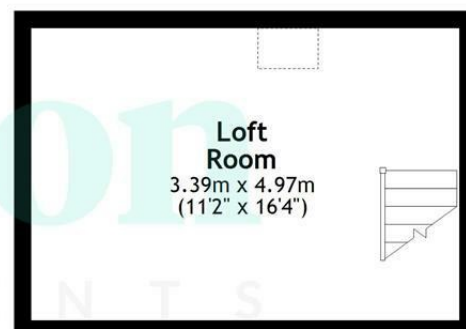
### First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



### Second Floor

Approx. 16.9 sq. metres (181.6 sq. feet)



Total area: approx. 90.1 sq. metres (969.3 sq. feet)  
16 Hadrians Close, Salendine Nook, Huddersfield

# Hadrians Close, Salendine Nook Huddersfield,

## Details



### Entrance Porch

A uPVC door with decorative double-glazed inserts opens to the entrance porch, which has space for storing coats and shoes and a ceiling light point. A uPVC double-glazed window allows natural light from the side elevation and a uPVC door with a decorative panel leads into living room.

### Living Room

This reception room is positioned at the front of the property and has uPVC double-glazed windows to the front and side elevations. There is coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a timber fire surround with a marble style hearth, home to a fire. A timber door leads into the kitchen/diner.



### Kitchen Diner

The kitchen diner is open plan, with the kitchen area having a range of high gloss wall cupboards and base units, drawers, roll-edge worktops with matching upstands and a stainless steel sink. Integrated appliances include an oven and hob with overlying canopy style filter hood, fridge freezer, washing machine and dishwasher. There are two ceiling light points, vinyl flooring, a radiator and a useful storage cupboard. This room is home to the Ideal central heating boiler. To the rear elevation, there is a uPVC window and door providing access to the garden.





# Hadrians Close, Salendine Nook Huddersfield,

## Details



### First Floor Landing

From the living room, a staircase leads up to the first floor landing. This has a ceiling light point, a uPVC window to the side elevation and access can be gained to the following rooms:



### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window. There are floor-to-ceiling fitted wardrobes with hanging rails and shelving. The room has coving to the ceiling, a ceiling light point and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window. The room has plenty of space for furniture, a ceiling light point and a radiator.



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## Details



### Bedroom three/Study

This room is currently used as a work-from-home study. It has a ceiling light point, a radiator and a uPVC double-glazed window. A timber door gives access to the attic.



### Bathroom

The bathroom has a white suite comprising a P-shaped bath with a curved screen and a mains fed shower over, a vanity wash hand basin with storage below and a low-level WC with a concealed cistern. There is tiled flooring and appropriate tiling to the walls. The room has an extractor fan, a ceiling light point, a uPVC double-glazed window and a chrome ladder style radiator.



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## Details



### Attic Room

From bedroom three/study, a staircase leads up to the attic room, which has a Velux window, under eaves storage, two ceiling light points and a radiator.



### External Details

At the front of the property, there is a low-maintenance walled garden with a patio seating area and a pathway leading to the front door. A stone paved driveway leads down the side of the property to a detached single garage, with up-and-over door, power and light. At the rear, there is a fenced and walled garden with a patio seating area, perfect for outdoor entertaining, and a further lawned area. There are outside water points and the rear garden benefits from a southerly aspect.



### Tenure

The vendor informs us the property is Leasehold.

# Hadrians Close, Salendine Nook Huddersfield, Directions

