





New Hey Road Salendine Nook, Huddersfield

Offers In Region Of £185,000

OUR 3 BEDROOM DOUBLE FRONTED PERIOD PROPERTY IS FULL OF TRADITIONAL CHARM AND CHARACTER. WITH A PRIVATE GARDEN TO THE FRONT AND COURTYARD WITH SINGLE DETACHED GARAGE, ACCESSIBLE BY A PRIVATE RESIDENTIAL ROAD LOCATED TO THE SIDE, OUR SEMI-DETACHED PROPERTY SITS CLOSE TO A HOST OF LOCAL AMENITIES.

Salendine Nook is set in a picturesque location in the outskirts of Huddersfield. It has a wide range of facilities including a number of sports clubs, a Sainsbury's, Merrie England and excellent schooling. Salendine Nook High School have a fantastic intake of students and a hugely committed staff body. The school is a great place to work and learn with an outstanding pastoral support and a first class extra-curricular programme. It is located only 5 mins from the property whilst New College who were the TE S Sixth Form College of the Year 2019 and are considered to be one of the best Sixth Form Colleges in the country for grades achieved is 3 minutes walk away.

A great commuter location given that the M62 is 5 minutes car drive from the property, connecting Liverpool and Hull via Manchester and Leeds; it is easy to see why family properties in the vicinity are highly sought after.

ENTRANCE HALL

A welcoming entrance hall with bespoke stained glass window cascading natural light from the 1st floor landing, this beautiful property with ceramic grey tiles to the immediate threshold has windows to both sides of the front door, allowing for a wonderfully lit space.

LIVING ROOM

13' 8" x 12' 4" (reducing to 11'3") (4.17m x 3.76m)

A great example of the traditional character with cast iron fireplace with decorative ceramic tiling, the room has been established with triple glazing and has high ceilings with ornamental coving and Lincrusta paper. With fabulous deep wooden skirting boards and cream carpeting, this is a cosy room overlooking the front garden.

DINING KITCHEN

20' 0" x 12' 4" (reducing to 10'5") (6.1m x 3.76m)

As our dimensions shows, this is a great open plan room with large breakfast bar with black galaxy work top and including a microwave combination oven, electric fan assisted oven, induction hob with chimney extra fan, slimline dishwasher and additional room for an under counter fridge and washing machine. The composite sink is equipped with an arched mixer tap and the cabinets offer plenty of storage space. The décor includes a quality linoleum flooring and a custom made splashback.

The room has capacity for a large dining suite but is currently dressed as a cosy snug reception room maintaining the social aspect of the kitchen by keeping the family together.

UTILITY ROOM

15' 5" x 5' 8" (4.7m x 1.73m)

A surprising and welcoming addition to the home is an extension to the rear that has been converted into a utility space which holds a dryer, tall fridge freezer and a great range of wall and base cabinets in high cream gloss and black roll top work surface. A door with cat flap installed leads out to the garage to the rear.

BASEMENT

9' 8" x 4' 9" (2.95m x 1.45m)

The basement with stone steps leads to a small room which easily holds seasonal items and is where the meters are located.

LANDING

The split landing has an enchanting pink and yellow stained glass window that showcases the period charm of this traditional home.

BEDROOM

13' 9" x 12' 5" (reducing to 11'4") (4.19m x 3.78m)

With laminate flooring, this king size bedroom overlooks the front elevation and has space for free standing furniture. With complementing colour theme, the room is well presented.

BEDROOM

13' 8" x 8' 1" (4.17m x 2.46m)

With original chimney breast removed to provide plenty of space, this appealing bedroom with quality carpeting and triple glazing has a striped feature wall.

BEDROOM/STUDY

10' 8" x 7' 4" (reducing to 4'0") (3.25m x 2.24m)

This single bedroom with built in 3ft bed with huge capacity for storage beneath has access to the roof void for further storage requirements if needed.

HOUSE BATHROOM

Newly decorated providing a contemporary room with bath with mixer shower taps and bi-folding glass shower screen, wash basin with pedestal and low level w.c. The walls are partially tiled with grey grouting and completed with a slate effect wall paper. A large linen storage cupboard is an excellent commodity in this spacious room.

GARAGE

A pebbled dash render single garage with flat roof sits the rear of the property accessible down a private lane and a shared access point.

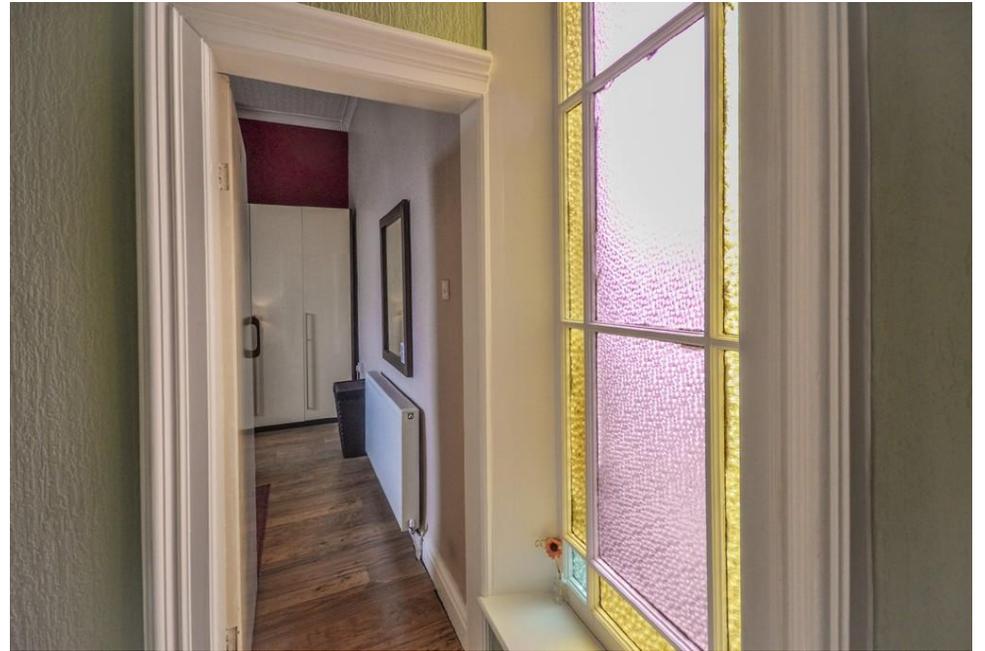
EXTERIOR

The property has a lovely low maintenance garden to the front, private from the roadside courtesy of the established hedging. The blocked paved pathway sits in the middle of two artificial lawn areas that are bordered by a range of rooted bulbs and plants.

The rear of the property is where the single garage is located and a private courtyard beyond the shared access for the exclusive use of our listing. Our vendor would be willing to knock down the garage and create a rear garden space subject to an agreeable offer.

****Permit Holders Parking is located to the front - Private residential parking to the rear****









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	