Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



Raw Nook Road, Salendine Nook
Huddersfield, Yorkshire

£1,200 Per month

Only by internal inspection can one truly appreciate the exceptional workmanship, craftsmanship and thoughtful design that has gone into creating this delightful, spacious and contemporary home.

The property has been thoughtfully extended to the rear by way of a single-storey extension, creating an impressive open-plan breakfast kitchen featuring a high-quality fitted kitchen with integrated appliances and Velux windows, allowing an abundance of natural light to flood the space.

The property is within walking distance of Salendine Shopping Centre with its various amenities and only a short ride away from the M62 motorway networks.

The accommodation comprises an entrance hall, lounge with feature fireplace, impressive open-plan breakfast kitchen and downstairs WC. To the first floor are two double bedrooms and a stylish shower room, while the second floor provides a further double bedroom with en-suite facilities.

Externally, the property benefits from a low-maintenance garden to the front, while to the rear is a private patio garden.

Raw Nook Road, Salendine Nook
Huddersfield, Yorkshire

Floorplan



Total area: approx. 115.7 sq. metres (1245.0 sq. feet)

Martin Thornton
ESTATE AGENTS

martin-thornton.com
01484 508000

Raw Nook Road, Salendine Nook
Huddersfield, Yorkshire

Details

Entrance Hall
A timber door with decorated glazed inserts and a matching overlight opens to the entrance hall, where is decorative coving to the ceiling, a ceiling light point and a radiator. A staircase rises to the first floor landing and a timber door gives access to the living room.

Living Room



This room is positioned at the front of the property and has a large uPVC double-glazed window. It has a central ceiling light point, downlighting to the alcoves and a radiator. The focal point of the room is a multi-fuel stove set to a stone hearth with a brick fire surround. A timber door leads to the open-plan kitchen diner.

Kitchen Diner

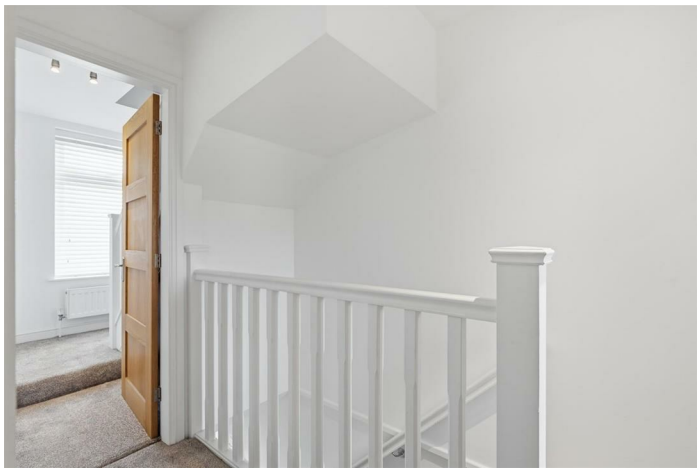


This room spans across the rear of the property. The kitchen area comprises a range of modern wall and base cupboards, drawers, roll-edge worktops, brick stile tiled upstands and an inset one-and-a-half bowl composite sink unit. The working surfaces extend to form a breakfast bar. Integrated appliances include a Neff double oven, four-ring gas hob with overlying canopy style filter hood and dishwasher. There is ceiling downlighting, an extractor fan, natural light from two Velux windows and laminate style flooring, which continues into the dining area. The dining area has plenty of space for freestanding furniture, along with ceiling downlighting, a ceiling light point and shelving to the alcoves. The focal point is an exposed brick fireplace with a stone hearth. A uPVC double-glazed window overlooks the rear garden and a set of composite doors with double-glazed inserts lead out to a patio. This room is also home to the main central heating boiler and has a useful utilty area. The kitchen area also has a WC.

Utility
This area has shelving, space and plumbing for a washing machine and space for a tumble dryer.

WC
Off the kitchen area, this room houses a low-level WC and a vanity hand basin with a mixer tap. There is ceiling downlighting, a continuation of the laminate flooring, appropriate tiling to the walls, an extractor fan and a chrome ladder style heated towel rail.

First Floor Landing



From the entrance hall, a staircase rises to the first floor landing, where there is a central ceiling light point and access to the following rooms:

Raw Nook Road, Salendine Nook
Huddersfield, Yorkshire

Details

Bedroom One



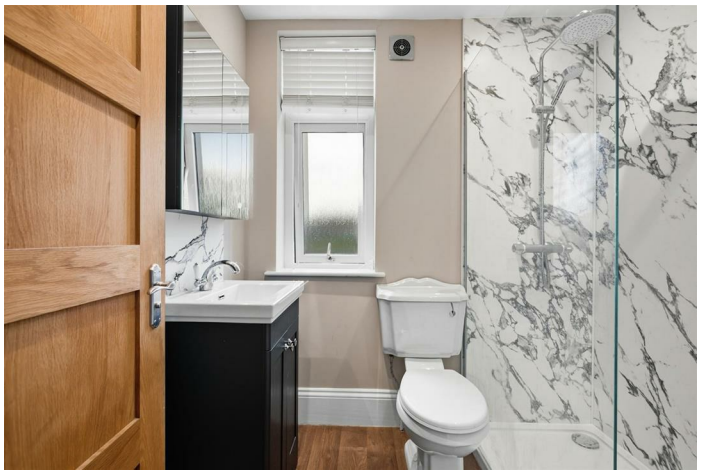
This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. There are fitted wardrobes with hanging rails and shelving to the alcoves, along with shelving throughout and a feature cast iron fireplace. The room has a central ceiling light point and a radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. There are fitted wardrobes with hanging rails and shelving to the alcoves, along with a feature cast iron fireplace. The room has a central ceiling light point and a radiator.

House Bathroom



The bathroom has a white suite comprising a low-level WC, a vanity hand basin with contemporary style taps and a storage cupboard beneath, a shower cubicle with a waterfall style shower fitting and a wall-hung vanity unit with a mirror. There is vinyl style flooring, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. Natural light comes from a uPVC double-glazed window.

Former Bedroom Three

This area has a uPVC double-glazed window, ceiling downlighting and a balustrade and spindle staircase rising to the attic bedroom.

Bedroom Three



This bedroom has four Velux windows allowing lots of natural light, useful under eaves storage space and three

ceiling light points. There is a walk-in en suite shower area comprising a low-level WC, pedestal hand basin with twin taps and a panelled bath with a Mira electric shower over. It has LVT style flooring, appropriate tiling to the walls, an additional Velux window and two ceiling light points.

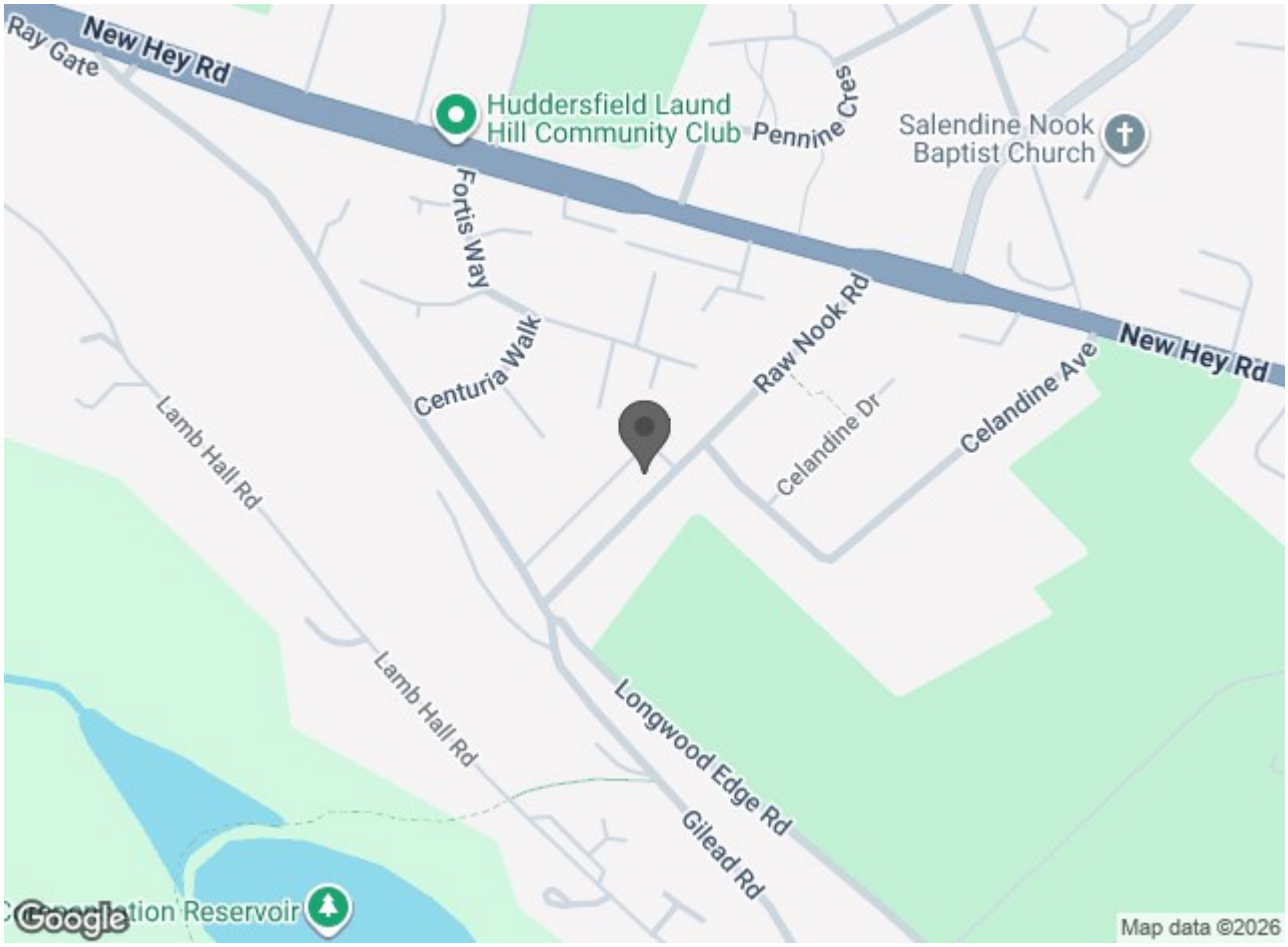
External Details



At the front of the property, there is a patio seating area and a stone flagged pathway leading to the front door. There is a lovely walled and fenced garden at the rear, with a patio seating area and shrubbery borders, along with security lighting.

Raw Nook Road, Salendine Nook
Huddersfield, Yorkshire

Directions



Martin Thornton
ESTATE AGENTS

martin-thornton.com
01484 508000

Raw Nook Road, Salendine Nook
Huddersfield, Yorkshire

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.