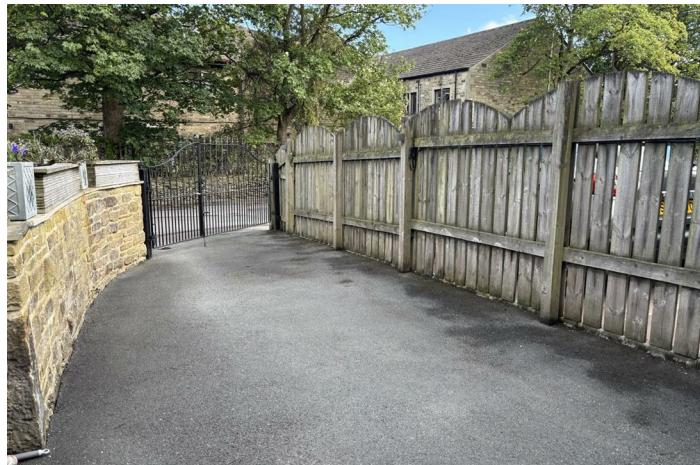


FREEHOLD



House - Detached (EPC Rating: )

**33 HADRIANS CLOSE, HUDDERSFIELD,  
WEST YORKSHIRE, HD3 3XZ**  
Offers In The Region Of

**£285,000**

# 4 Bedroom House - Detached located in Huddersfield

33 HADRIANS CLOSE, SALENDINE NOOK, HD3 3XZ

An appealing compact 4 bed detached house constructed circa 1975 and located close to the top of a cul-de-sac in this popular and convenient residential area. Accessible for local amenities at Salendine Nook and within the catchment area for reputable schools. The property has gas fired central heating and UPVC double glazing. Planning permission was obtained in November 2016 for a two storey extension to the side and rear to increase the overall floor area considerably. The property is conveniently located for the M62 motorway and within commuting distance for Leeds, Manchester and West Yorkshire conurbations. It is constructed with brick faced walls, part tiled clad and it has an interlocking concrete tiled pitched roof. The accommodation comprises:-

## GROUND FLOOR

### ENTRANCE HALL (6 FT x 13 FT)

With radiator, oak parquet flooring, built in fitting cupboard, useful understairs store, pine hand rail and chrome spindled balustrading, window and door to front.

### SITTING ROOM (12 FT x 13 FT 6 INCHES)

With wall mounted inset pebbled living flame gas fire, radiator, ceiling covings ceiling spot lighting, window to front, Georgian style timber and glazed French doors leading into

## Full description

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### LIVING KITCHEN (18 FT x 11 FT)

With two radiators, ceramic tiled floor, island unit, breakfast bar, ceiling spot lighting, cherry fitted cupboards, drawers, wall units, single drainer stainless steel sink unit, 5 ring gas hob, built in fridge and freezer, window to side, ceiling spot lighting.

Integrated smeg dishwasher, built in electric double oven, open plan through to

### CONSERVATORY (11 FT 3 INCHES x 9 FT 9 INCHES)

With radiator, oak style laminate flooring, French doors to rear, pleasant aspect over rear garden.

## FIRST FLOOR

## LANDING

Radiator, window to side, trap door access to roof void, with sliding ladder and lighting.

### BEDROOM 1 (9 FT 6 INCHES x 9 FT 9 INCHES min plus 5 FT 3

### INCHES x 4 FT 6 INCHES)

Including radiator, fitted wardrobes, overhead cupboards, drawers, ceiling spot lighting.

### BEDROOM 2 (10 FT x 6 FT 5 INCHES)

Including fitted wardrobes, sliding mirror doors, fitted wall cupboards, radiator, window to rear

### BEDROOM 3 (8 FT x 9 FT 6 INCHES)

Including range of floor to ceiling fitted wardrobes, bulkhead store cupboard housing ATAG gas central heating boiler, radiator, window to front.

### BEDROOM 4 (7 FT 6 INCHES x 6 FT 3 INCHES)

Plus fitted wardrobe, radiator, window to rear.

### BATHROOM (5 FT 7 INCHES x 7 FT 9 INCHES)

Modern white suite with panelled bath, low flush wc, pedestal wash basin, separate shower compartment, ceiling spot lighting, wall mounted heated towel rail, fully tiled walls, obscure glazed window to side

## OUTSIDE

Twin driveway entrances, with wrought iron gate, stone walling, generous tarmac carparking forecourt and driveway leading to converted garage 9ft x 17ft with UPVC doors, brick construction with felted roof. There is an artificial lawn to the rear of the property with feature timber sleepers, external lighting

## TENURE

Long leasehold for unexpired term of 999 year lease at a nominal ground rent (subject to solicitor confirmation).

## SERVICES

Mains sewer drainage, gas, water and electricity are laid on.

## VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors. Telephone 01484 536799 or email [info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

## COUNCIL TAX BAND

Property is assessed within band D for council tax purposes. Information obtained from the Direct Gov Website.

## ENERGY BAND

The previous EPC certificate expired in 2017. This is in the process of being renewed.

## DIRECTIONS



From Huddersfield proceed along the A640 New Hey Road via Trinity Street, Westbourne Road over the roundabout by the Junction Public House and The Bay Horse ascending towards the M62. After approximately 3 miles and beyond the Salendine Nook High School and New Collegeturn right approximately 200 yards beyond the Sainsburys min market and car park on the right into Hadrians Close, No. 33 will be seen on the left hand side towards the top of the cul-de-sac.

#### SOLICITORS

Bailey Smailes, 6 New North Parade, Huddersfield, HD1 5JP. 01484 435543

#### EXTRAS

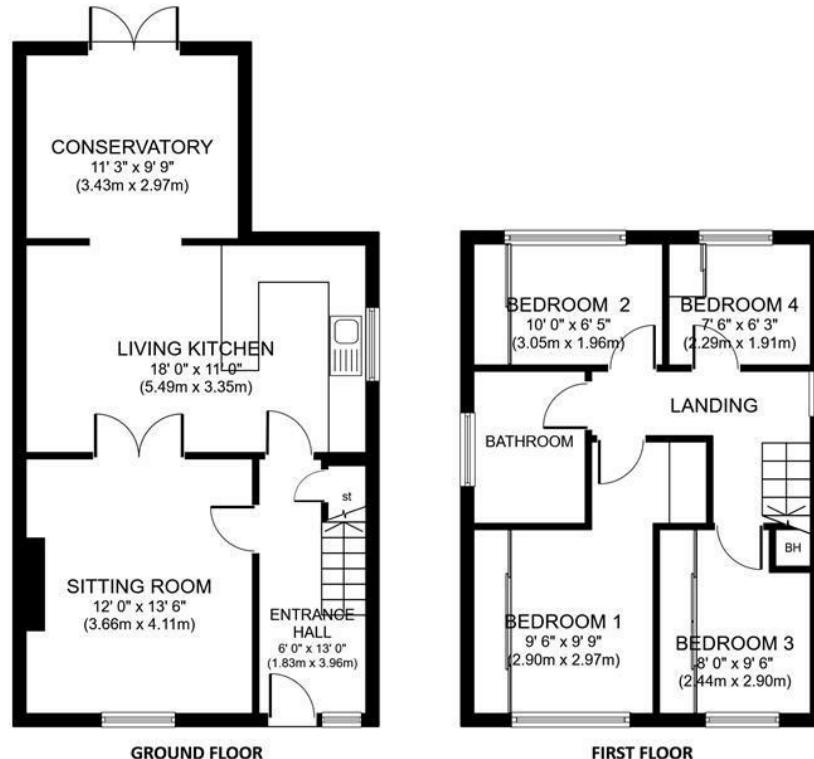
Carpets and curtains, blinds and light fittings included as seen

#### NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given



# 33 HADRIANS CLOSE, SALENDINE NOOK, HD3 3XZ



call into our office at 64 LIDGET STREET, LINDLEY, HD3 3JR or call us on

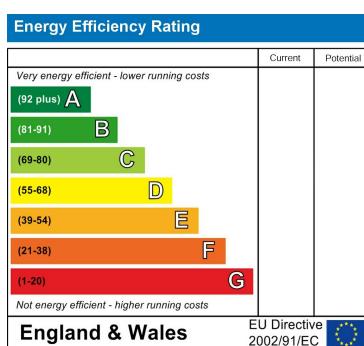


01484 536 799

Council Tax Band

D

Energy Performance Graph



Call us on

**01484536799**

[info@jowett-huddersfield.co.uk](mailto:info@jowett-huddersfield.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.