



2 Nook Court, Salendine Nook, Huddersfield, HD3 4DA  
£235,000

bramleys



CURRENTLY OWNED UNDER SHARED OWNERSHIP 45% SHARE

- (with rent to pay to Housing Association).

OPTION TO PURCHASE 45% SHARE AT £105,750 / OR FULL 100%  
FOR £235,000.

This 3 bedroom semi detached family home is ideal for a first time buyer/professional couple. Enjoying a corner plot and offering accommodation comprising: entrance hallway, lounge, cloakroom/WC and modern fitted kitchen with integrated appliances. To the first floor are 3 good bedrooms (no box room) and a three piece bathroom. Also having a double width driveway to the front and additional visitor parking on the development. Realistically priced to account for re-decoration and remedial works to internal joinery.

Located in the popular residential area of Salendine Nook, with only a short drive to the popular Lindley village and Huddersfield town centre. The property has good access to local transport links, the M62 motorway network which provides access to the nearby cities of Leeds and Manchester. As well as being within walking distance of excellent primary and secondary schools nearby.





## GROUND FLOOR:

### Entrance Hall

Fitted with a central heating radiator and staircase rising to the first floor level.

### Lounge

14'3" x 12'3" (4.34m x 3.73m)

A good sized reception room, which has a large understairs store cupboard, central heating radiator and uPVC double glazed window.

### Dining Kitchen

15'8" x 14'0" (4.78m x 4.27m)

The kitchen is fitted with laminate flooring and has a range of high gloss, matching wall and base units with laminate work surfaces. Integrated appliances include an electric oven, hob and stainless steel extractor fan. There is a sink unit, space

and plumbing for a washing machine and dishwasher, uPVC French doors which lead out onto the rear garden and a further door which leads into the cloakroom/WC.

### Cloakroom/WC

Having laminate flooring, a central heating radiator, a low flush WC and hand wash basin.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window to the side elevation and access to the loft.

### Master Bedroom

14'0" x 8'6" (4.27m x 2.59m)

Situated to the front of the property, with a central heating radiator and a uPVC double glazed window.

### Bedroom 2

14'3" x 8'6" (4.34m x 2.59m)

Situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

### Bedroom 3

10'5" x 6'11" (3.18m x 2.11m)

Fitted with a central heating radiator and uPVC double glazed window.

### Bathroom

The bathroom has part tiled walls and is furnished with a low flush WC, wash hand basin and bath with shower attachment over and screen. The room also benefits from a chrome heated towel radiator, large storage cupboard and a uPVC double glazed window.





### OUTSIDE:

A double width driveway to the front provides off road parking. The property enjoys gardens to the front, side and rear which will require landscaping.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Trinity Street (A640). Proceed to the roundabout at Gledholt and continue straight ahead into Westbourne Road. Proceed along the main road to the next roundabout and continue straight ahead again onto New Hey Road. After passing Salendine Nook School on your left take a right turn onto Nook Court where the property can be found immediately on the right hand side.

### TENURE & RENT INFO:

Leasehold - Term: 125 years

PLEASE NOTE: Due to the current owner having a 45% share, there is a rent for the remaining 55% share which is paid to the Housing Association. The rent is: £362 per month (including ground rent)

However, if the 100% share is purchased at the full price of £235,000 then the property will be sold Freehold.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

B

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

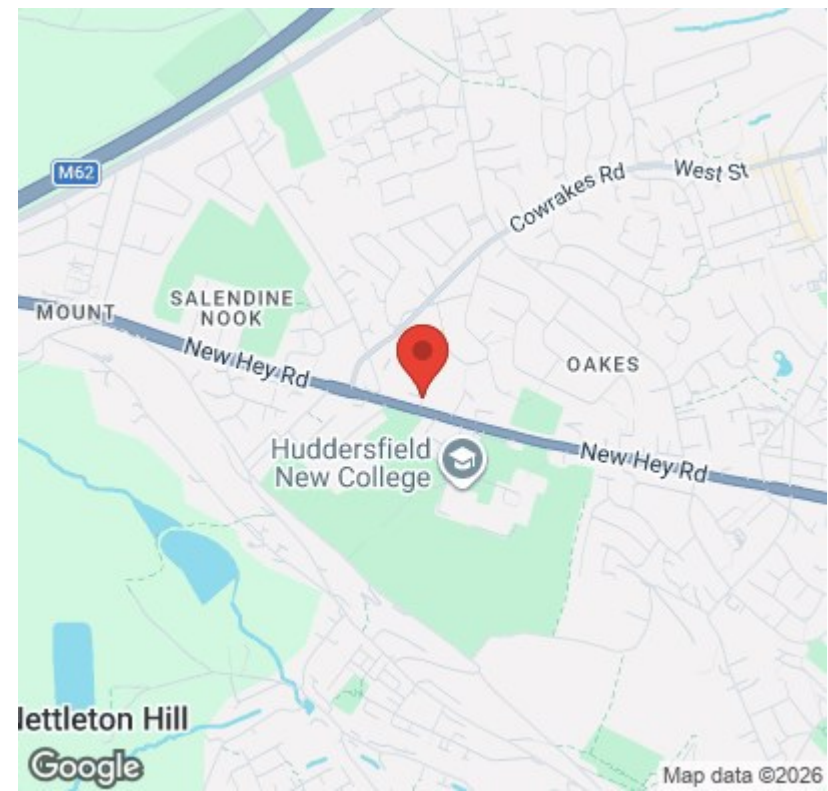
### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.



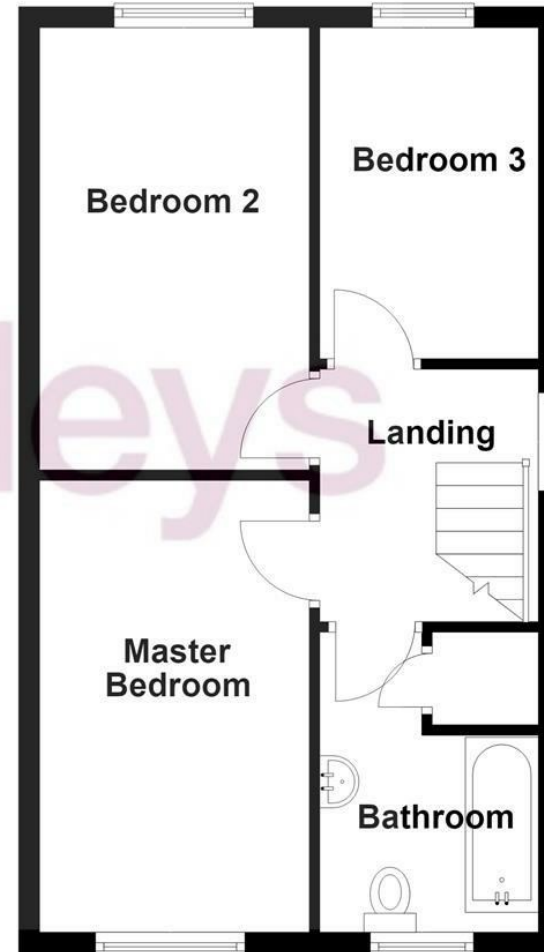




## Ground Floor



## First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 95                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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