



5 Nook Court, Salendine Nook, Huddersfield, HD3 4DA
£250,000

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NOT A NEGOTIABLE PRICE

CURRENTLY OWNED UNDER SHARED OWNERSHIP 75% SHARE - £187,500 (with rent to pay to Housing Association). OPTION TO PURCHASE 75% £187,500 OR 100% £250,000.

This immaculately presented 3 bedroom semi detached family home is ready to move straight into, ideal for a first time buyer/professional couple. Enjoying a cul-de-sac position and offering stylish 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 boasting a private and enclosed rear garden and off-road parking for 2/3 cars.

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.

Energy Rating: B



GROUND FLOOR:

A composite entrance door to the front gives access to the property.

Entrance Hall

With a central heating radiator, staircase rising to the first floor and modern laminate flooring. A solid oak door gives access to the lounge.

Lounge

14'5" x 12'3" (4.39m x 3.73m)

Having modern laminate flooring and a feature panelled wall. The lounge also has a large understairs store cupboard, central heating radiator and uPVC double glazed window to the front elevation.

Dining Kitchen

15'8" max 12'3" min x 14'0" max (4.78m max 3.73m min x 4.27m max)

The kitchen is fitted with modern laminate flooring and has a range of high gloss, white matching wall and base units with laminate work surfaces and tiled splash backs. Integrated appliances include an electric oven and hob, extractor fan, fridge freezer, washing machine and an inset stainless steel sink. There is ample space for a dining table and uPVC doors which lead out to the rear garden. The kitchen also has a door which leads into the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin. There is also laminate flooring and decorative panelling.

FIRST FLOOR:

Landing

With a uPVC double glazed window to the side elevation and access to the loft, which has a pull down ladder and provides additional storage.

Bedroom 1

13'10" x 8'5" (4.22m x 2.57m)

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

Bedroom 2

14'4" x 8'6" (4.37m x 2.59m)

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



Bedroom 3

10'5" x 6'10" (3.18m x 2.08m)

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 overhead shower and glass screen. The room also benefits from a chrome towel rail, large storage cupboard and a uPVC double glazed window.

OUTSIDE:

Externally the property benefits from an enclosed lawned garden to the rear with borders of mature shrubs and a flagged patio. To the side is a block paved shared driveway with off road parking for 2/3 cars. To the front is a paved pathway to the front door, additional lawn and decorative perennial plants.

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.

TENURE & RENT INFORMATION:

Leasehold - Term: 125 years from 01/01/2019

PLEASE NOTE: Due to the current owner having a 75% share, there is a rent for the remaining 25% share which is paid to the Housing Association.

The rent is: £183.30 per month (including ground rent)

Can also be purchased at the full price of £250,000 for 100% ownership.

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.

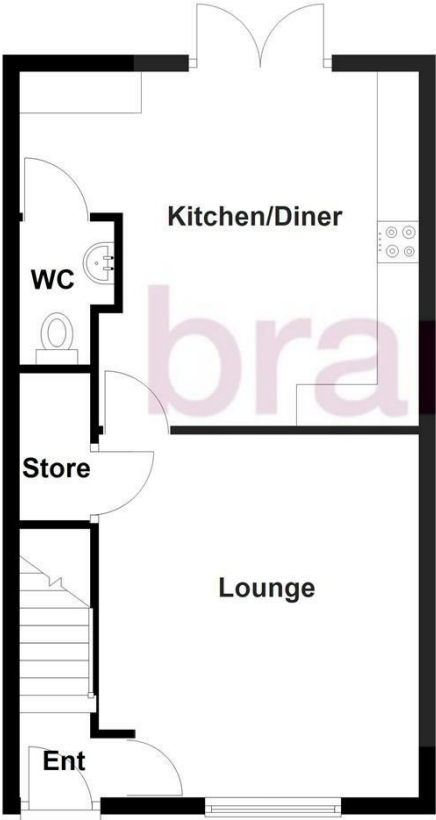
ONLINE CONVEYANCING SERVICES:

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.





Ground Floor



First Floor



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

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

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