



2 Deer Croft Drive

Salendine Nook, Huddersfield, HD3 3SQ

Offers in the region of £325,000



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Entrance Hallway

Enter the property via a solid hardwood door into the carpeted hallway. Stairs rise to the first floor accommodation. Access to living room and kitchen.

Living Room

To the front is a spacious living room with an electric living flame fire on a marble hearth with marble surround taking pride of place. A hardwood window overlooks the garden. Double wooden doors take you through to the dining room

Dining Room

A spacious dining room with PVCu patio doors leading out to the private rear garden.

Kitchen

A galley kitchen with vinyl flooring, matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of a double electric oven, a gas hob, an extractor, a dishwasher and a ceramic 1.5 sink and drainer under a PVCu window overlooking the rear garden. There is one free standing space for a fridge/freezer. Access to the side entrance, utility and integral garage.

Utility

A useful utility with laminate worksurfaces, underneath cupboards, tiled splashbacks and a stainless steel sink and drainer. There are three free standing spaces for appliances, one with plumbing for a washing machine. A PVCu window overlooks the driveway. Access to the ground floor WC.

Ground floor WC

A ground floor WC with wood flooring. Comprising of: a concealed cistern WC, and an inset wash basin with vanity unit. PVCu privacy window to front.

Landing

Carpeted stairs rise to the landing giving access to all bedrooms and house bathroom. Access to a partially boarded loft with ladder and electrics.

Bedroom One

To the front is this spacious double bedroom with stylish fitted wardrobes. PVCu window to front aspect and splendid views.

Bedroom Two

To the rear is a second double bedroom with fitted wardrobes. PVCu window to rear aspect.

Bedroom Three

A third double bedroom with built in wardrobes. PVCu window to side aspect and splendid views.

Bedroom Four

A fourth single bedroom, currently used as an office. PVCu window to rear aspect.

House Bathroom

A fully tiled house bathroom with tiled flooring and benefitting from underfloor heating. Comprising of: a WC, and inset wash basin with vanity unit, and a large walk in shower with glass panel. Benefiting from a chrome towel rail and an illuminated mirror. PVCu privacy window to front elevation.

Exterior

This property sits on a large corner plot and has a private and enclosed rear garden with a paved patio area, a lawn, herbaceous borders and a large shed. To the front is further lawn with mature trees and shrubs. To the side is a block paved driveway (off road parking for four cars) leading to the integral garage with a

roller door, electric, heating and lighting. There is also a PVCu door from the garage to the rear garden.

Mortgages

We recommend Chris Terry at Naomi Financial, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any

built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



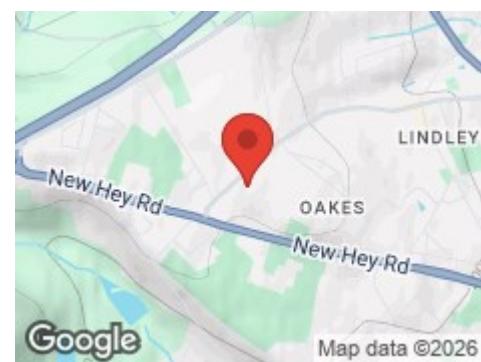
Road Map



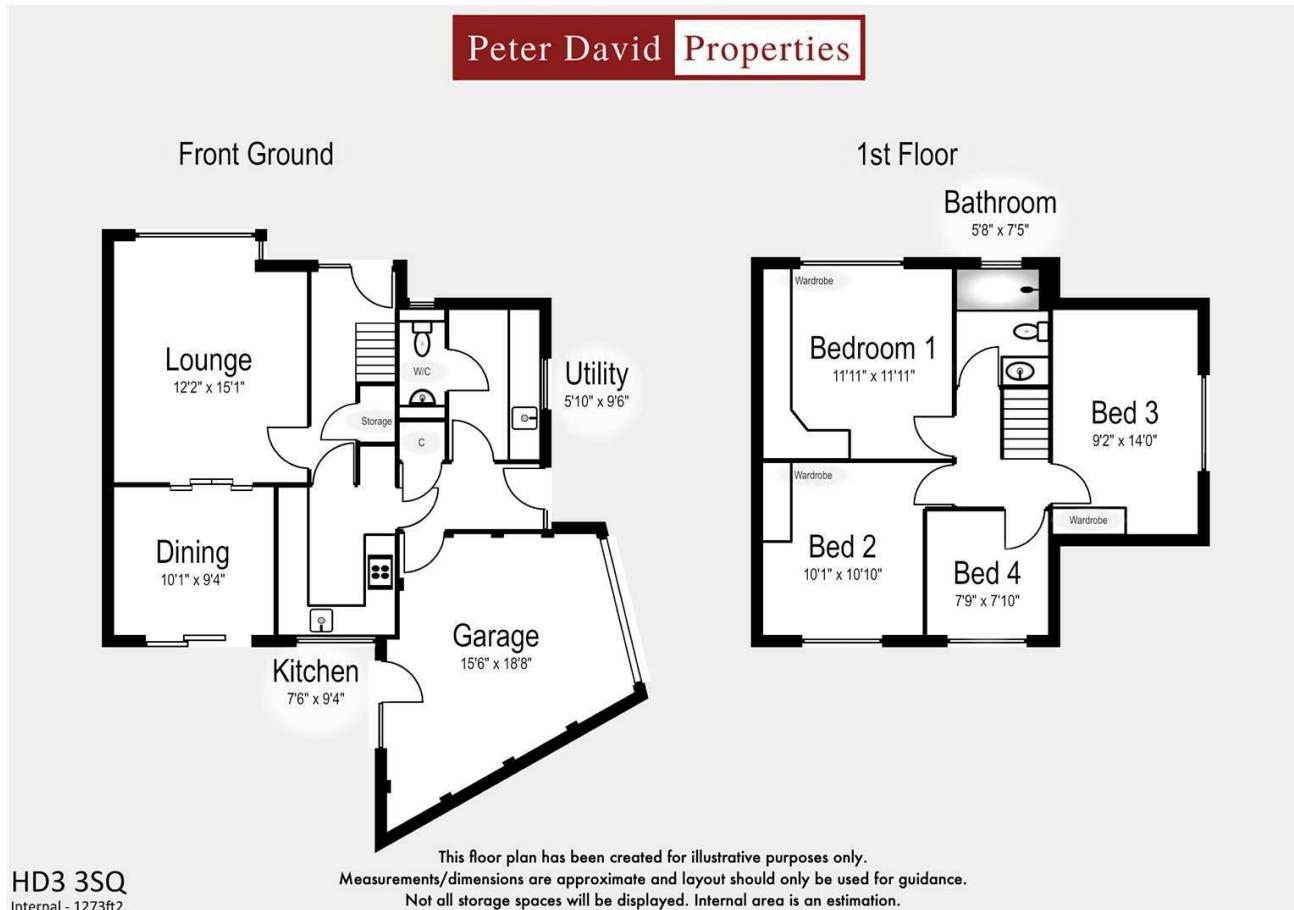
Hybrid Map



Terrain Map



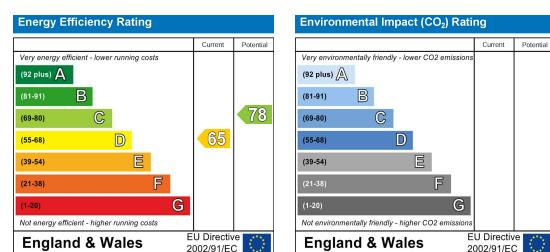
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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