

martin-thornton.com
01484 508000



Deer Croft Crescent, Salendine Nook Huddersfield, Yorkshire

Offers over £250,000

With a fabulous south-facing aspect and views down the valley, this three-bedroom semi-detached bungalow is presented to a high standard throughout. The property is ideally placed for local amenities within Salendine Nook, local schooling, and motorway networks. It is an ideal home for all age groups. The accommodation comprises an entrance hallway, a large open-plan dining kitchen, a living room, two ground-floor bedrooms, and a bathroom. On the first floor is a double bedroom and a large eaves area offering potential (subject to any necessary permissions) to become additional living space. The property has gas fired central heating, a security system, and uPVC double glazing. Externally, there is an imprinted concrete driveway and a good-sized garage. There is a south-facing rear garden which is a real sun trap. The property is offered with vacant possession, and an internal inspection is recommended to appreciate the position and accommodation on offer.

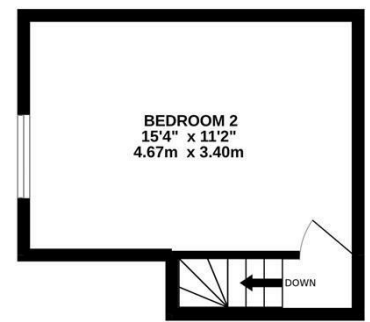
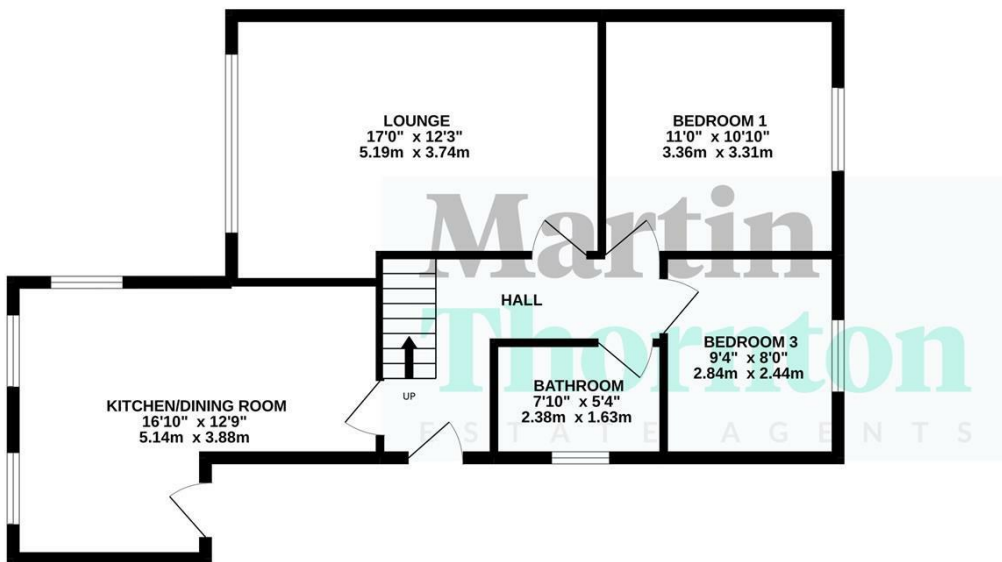
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Floorplan



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
193 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Details

Entrance Hallway

An external uPVC door gives access to the entrance hallway, where a staircase rises to the first floor accommodation, beneath which is a useful storage cupboard. There is ceiling downlighting and a radiator.

Dining Kitchen

This room is positioned at the rear of the property and is a good sized open plan eating and entertaining space. It enjoys a superb southerly aspect with uPVC windows which maximise natural lighting. The kitchen area itself has wall cupboards and base units with working surfaces and tiled surrounds. There is a one-and-a-half bowl sink with single drainer, along with space for appliances such as a cooker with filter hood and a fridge freezer, and also plumbing for an automatic washer. The room can accommodate a formal/breakfast suite, and the room has the advantage of its own uPVC stable-style door. There is a radiator.



Living Room

This good sized principal reception room is positioned at the rear of the property with a uPVC window taking full advantage of the southerly aspect with wonderful long distant views. There is a contemporary fireplace with a granite hearth and space for an electric fire, along with a radiator.



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Details



Bedroom One

This ground floor double bedroom has space for fitted or free standing furniture, a uPVC window and a radiator.



Bedroom Three

This single bedroom has a double glazed window and a radiator.

Bathroom

The bathroom has a white three-piece suite. There is a bath with a Triton wall-mounted shower unit over, a vanity hand basin with storage cupboards below, and a low-level WC. There are wall cupboards, a mirror, an extractor fan, an opaque uPVC side window, and a radiator.



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Details

Bedroom Two

From the hallway, a staircase rises to bedroom two. This large double bedroom enjoys stunning south-facing views across the valley from its elevated position. There is a uPVC window and a radiator.



Eaves Storage

This area offers a wonderful amount of potential and, subject to permissions and consents, could become an extra bedroom, shower room/en suite, or even a home office. It currently has electric lighting and boarding.

External Details

On the left-hand side of the property is a patterned concrete driveway providing parking and access to the garage. Additional parking is available at the side, which can be used as a turning area. There is an external water source. A gate leads to the rear of the property, where steps lead to a paved patio area. The rear garden is a real sun trap enjoying a southerly aspect. There is a gravelled area and access to two under-stairs storage areas with uPVC external doors. The larger room houses the boiler for the gas fired central heating system. There is perimeter fencing and conifer hedges.



Garage

The garage has power and lighting, an up-and-over-door, a uPVC side window, and a personal door.

Tenure

The vendors confirm the property is freehold.

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Directions

