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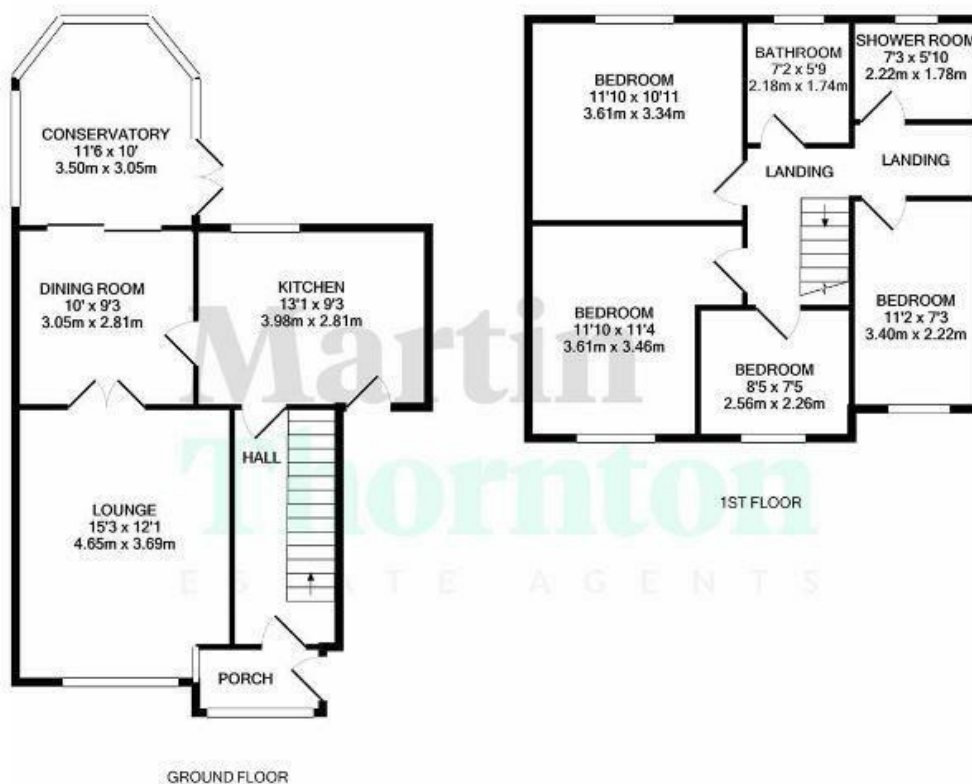
## Deer Croft Crescent, Salendine Nook Huddersfield, Yorkshire

Offers in the region of  
**£300,000**

Located in this ever popular area and offering ideal growing family accommodation is this four-bedroom semi-detached home with a conservatory. The property is conveniently placed for local amenities in the nearby shopping centre along with well-regarded schooling and ease of access to the M62. The accommodation comprises an entrance porch, hallway, living room, separate dining room, kitchen with integrated appliances and conservatory. On the first floor are four bedrooms, house bathroom and separate shower room. There is a gas-fired central heating system and uPVC double glazing. Externally, there is parking on the driveway and the rear garden has a lawn, patio area and garage which provides useful storage. An ideal commuting location with local amenities on the doorstep and well-regarded local schooling make this an ideal family home.

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## Floorplan



TOTAL APPROX. FLOOR AREA 1140 SQ.FT. (105.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Deer Croft Crescent, Salendine Nook Huddersfield, Yorkshire

## Details



### Entrance Porch

An external uPVC door with opaque glazed panels gives access to the entrance porch. This has uPVC glazed windows and a tiled floor and provides a useful area for storing shoes and coats. From here, a timber and glazed door leads into the hallway.

### Hallway

The spacious entrance hallway has a staircase leading to the first floor accommodation, beneath which is a useful storage cupboard. There is coving to the ceiling and a radiator. An internal door leads into the living room.



### Living Room

This good sized reception room is positioned at the front of the property and has a uPVC glazed window. There is a contemporary fire surround with a pebble style fire, various wall light points, coving to the ceiling and a radiator. Timber and glazed doors then lead through to the dining room.





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## Details

### Dining Room

This area can also be accessed from the kitchen and can accommodate a good sized formal dining suite. The room has oak style flooring, coving to the ceiling and a radiator. Tilt-and-slide uPVC patio doors lead through to the conservatory.



### Conservatory

Overlooking the rear garden, the conservatory has uPVC glazing to three sides, floor tiling and a radiator. French doors give access to the garden.



# Deer Croft Crescent, Salendine Nook Huddersfield, Yorkshire



## Details

### Kitchen

This room can be accessed via the hallway and the dining room and has two bevelled glazed doors. There are wall cupboards and base units with tiled surrounds and a stainless steel sink unit. Integrated appliances include an oven, hob and Neff canopy style filter hood. Beneath the counter tops, there is plumbing for a slimline dishwasher. There is additional space for freestanding appliances such as a fridge and freezer along with space for a washing machine, above which stands a tumble dryer on a shelf. There is a rear uPVC window, ceiling downlighting and a uPVC glazed entrance door.



### First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a spindle balustrade. There is space for freestanding furniture and a built-in hanging rail.

### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window with superb long distance views towards the National Park from its elevated position. There is provision for a wall-mounted TV, coving to the ceiling and a radiator.



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## Details

### Bedroom Two

This double bedroom is positioned at the rear of the property and has a bank of built-in wardrobes with high level storage cupboards. There is coving to the ceiling, a double glazed window and a radiator.



### Bedroom Three

This double bedroom is positioned at the front of the property and has a uPVC window with similar views to that of bedroom one. The room can accommodate fitted or freestanding furniture and has a radiator.



### Bedroom Four

This good sized fourth bedroom is positioned at the front of the property and has a uPVC window, again, with a lovely southerly outlook. The room can accommodate fitted or freestanding furniture and has a radiator.



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## Details

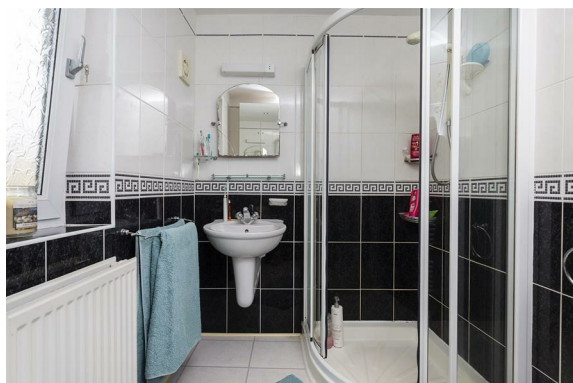
### House Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with shower over, a wash hand basin and a low-level WC. The walls are part tiled along with tile effect flooring, a rear uPVC window and a ladder-style radiator.



### Shower Room

The shower room has a three-piece suite comprising a corner shower cubicle with a Mira Sport independent shower, a wall-mounted hand basin and a low-level WC. There is tiling to the walls, ceiling downlighting, a rear uPVC window and a radiator. Buyers may decide to change the layout and make bedroom three slightly larger with the shower room serving as an en suite.



### External Details

At the front of the property is the driveway and a level lawned garden area with shrub borders. To the rear of the property is a garage which no longer has vehicle access but is ideal for storage. The rear garden is particularly pleasant with a patio area, a lawned garden and mature beds and borders.

### Tenure

The vendor has informed us that the property is Freehold.

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Directions

