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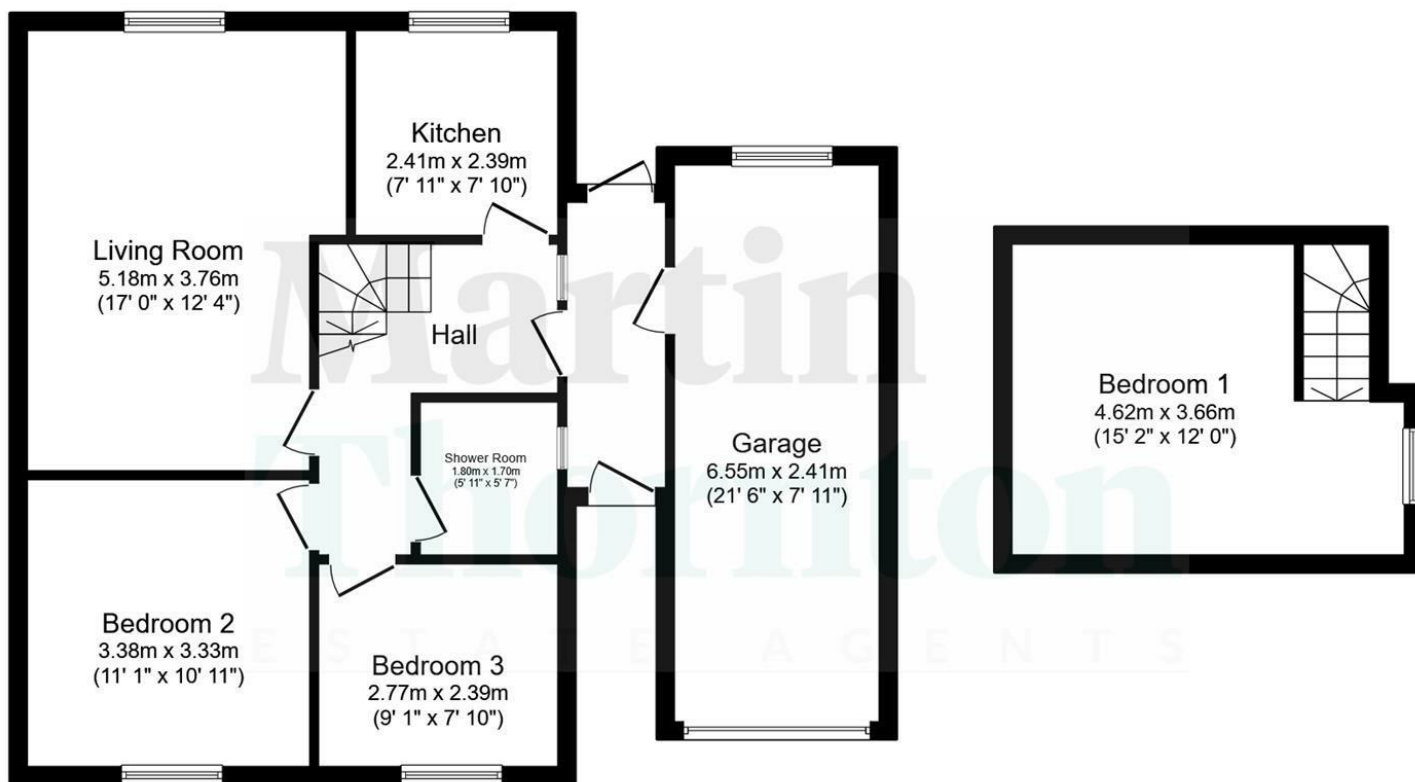
## Deer Croft Crescent, Salendine Nook Huddersfield,

Offers in the region of  
**£250,000**

Located in this ever popular and highly accessible location only a short distance from amenities within the Salendine Nook Shopping Centre is this three-bedroom semi-detached bungalow. The property enjoys a westerly aspect and open views, offering manageable accommodation and standing within a level plot. There is a gas-fired central heating system, uPVC double glazing and a security system. The accommodation comprises an entrance lobby with access to the garage and garden, hallway, living/dining room, kitchen, two ground floor bedrooms and a shower room. The property has an additional first floor double bedroom. Externally, the resin driveway provides parking and access to the garage with an automatic roll-over door. The rear garden is level and enjoys an open aspect with views, a lawn and paved seating/patio area. A most convenient and highly accessible location for nearby amenities and offering a light and bright interior in this established, popular residential location.

# Deer Croft Crescent, Salendine Nook Huddersfield,

## Floorplan



### Ground Floor

Floor area 74.5 m<sup>2</sup> (802 sq.ft.)

### First Floor

Floor area 16.2 m<sup>2</sup> (174 sq.ft.)

TOTAL: 90.7 m<sup>2</sup> (976 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Deer Croft Crescent, Salendine Nook Huddersfield,

## Details



### Entrance Lobby

An external uPVC door with a large, glazed panel gives access to the entrance lobby. This has floor tiling and a timber and glazed door providing access to the garage. A uPVC door with glazed panel gives access to the rear garden.

### Hallway

There is a staircase rising to the first floor accommodation, beneath which is useful storage. There is also a radiator. The hallway gives access to all ground floor rooms.



### Living/Dining Room

This reception room is positioned at the rear of the property and enjoys a pleasant aspect over the rear garden with views towards the golf course in the distance. There is a marble finish inlay and hearth with a coal effect living flame gas fire. The room is particularly light and bright and is multipurpose, used as a living and dining area. There is also a radiator.



# Deer Croft Crescent, Salendine Nook Huddersfield,

## Details



### Kitchen

This room is also positioned at the rear of the property and has a uPVC window overlooking the rear garden. There are wall cupboards and base units with working surfaces and a stainless steel sink unit. A freestanding cooker and fridge can be accommodated, along with plumbing for an automatic washer. Concealed is the condensing boiler for the central heating system.



### Bedroom One

This good-sized ground floor double bedroom has built-in wardrobes with central drawers and overhead storage cupboards. There is space for further fitted or freestanding furniture, a uPVC window and a radiator.



# Deer Croft Crescent, Salendine Nook Huddersfield,

## Details



### Bedroom Two

This single bedroom is positioned at the front of the bungalow and could be utilised as a home office or study if required. It has a uPVC window and a radiator.



### Shower Room

The shower room has been recently updated and has a corner shower cubicle with a Mira Event thermostatic shower, a pedestal hand wash basin and a low-level WC. There is tiling to the walls, a side opaque double glazed window and an upright chrome ladder-style radiator.



### Top Floor

From the hallway, the staircase rises to the top floor accommodation.

# Deer Croft Crescent, Salendine Nook Huddersfield,

## Details



### Bedroom Three

This good-sized double bedroom has a built-in wardrobe, storage cupboards, airing cupboard with cylinder and additional access to useful loft storage. There is a side uPVC window and a radiator.



### External Details

At the front of the property is a perimeter low-level wall and the front garden has a resin section which matches the driveway. The driveway provides parking and access to the garage. There are mature flower beds and borders. The rear garden is enclosed by perimeter fencing with paved pathways, a level lawned garden with a patio area at the far end and mature flower beds and borders. The garden has outside lighting and water.



### Garage

This has a side personal door accessed from the entrance lobby, an automatic roller door, side and rear windows, power and lighting. Our clients use the rear portion as a handy space for a freezer, but this could equally be home to a condensing dryer.

### Tenure

The vendor has informed us that the property is freehold and we await further confirmation. 29.03.24.

# Deer Croft Crescent, Salendine Nook Huddersfield,

Directions

