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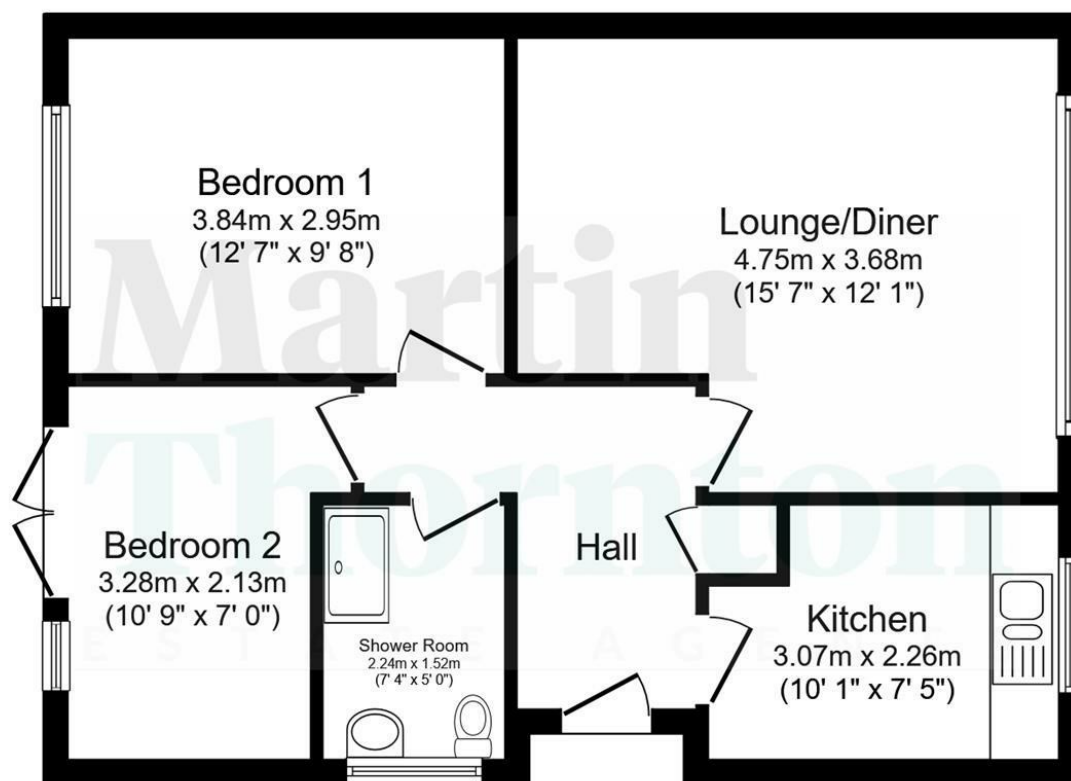
Celandine Drive, Salendine Nook Huddersfield, Yorkshire

Offers over £240,000

This very well-appointed two-bedroom semi-detached bungalow stands within a good-sized level plot, positioned towards the end of the cul-de-sac. The property has undergone a programme of upgrading, enhancing and redesigning in recent times and is conveniently placed for amenities within the nearby shopping centre. The accommodation is presented to a high standard throughout with contemporary fixtures, fittings and décor. The accommodation comprises an entrance hallway with a drop-down ladder to useful storage within the loft area, a high-specification kitchen with integrated appliances, a living/dining room with large bow window overlooking the front garden, a contemporary shower room and two bedrooms. There is a gas-fired central heating system and uPVC double glazing. Externally, there is extensive parking on the tarmac driveway, a garage and front and rear level lawned gardens. Semi-detached true bungalows in this condition are rarely available and an internal viewing is an absolute must.

**Celandine Drive, Salendine Nook
Huddersfield, Yorkshire**

Floorplan



Floor Plan

Floor area 54.1 m² (583 sq.ft.)

TOTAL: 54.1 m² (583 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

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Details



Entrance Porch

An open entrance porch gives shelter from the elements and, from here, an external uPVC stable door with opaque glazing gives access to the entrance hallway.

Entrance Hallway



This has a useful storage cupboard, ideal for shoes, coats, etc. A drop down ladder gives access to further storage within the partly boarded loft area. There is also a radiator. From the hallway, access can be gained into the kitchen.

Kitchen



This is particularly stylish with integrated appliances, units to high and low levels with under-unit lighting, granite worktops with matching upstands and extending into the window cill. There is a one-and-a-half bowl stainless steel sink unit with mixer tap and an adjoining grooved draining

area. Integrated appliances include a fridge freezer, double oven, microwave, slimline dishwasher and washing machine. Concealed is the boiler for the central heating system. There is ceiling downlighting, floor tiling and a uPVC window overlooking the lawned garden.

Living/Dining Room



This reception room is positioned at the front of the property and has a bow window with uPVC glazing. This room could be used as a large living room but can also accommodate a dining table. It is particularly light and bright with a five-panelled window providing a pleasant outlook over the garden. As shown by the photography, there is plenty of space for furniture along with coving to the ceiling, wall light points and a radiator.

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Details



Bedroom One



This is a redesigned good-sized double bedroom positioned at the rear of the property with room for fitted or freestanding furniture. There is a uPVC window overlooking the garden and a radiator.

Bedroom Two



A multipurpose room, be it as a second bedroom, formal dining room or home office. This room has recently been remodelled and has French doors with a glazed window, the upper portion with a stable door style opening. This makes a big difference to the room, making it light and bright and with access to the adjoining decked seating area which gives access down into the garden. The floorboards have been exposed and there is a radiator.

Shower Room



This has been recently redesigned and has a particularly stylish shower with a wet room style floor drain, an overhead waterfall-style shower fitting and a hand-held shower attachment. There is a wash hand basin with storage cupboards below and a low-level WC with a concealed cistern. The walls and floor are tiled with the ceiling being clad for ease of maintenance, incorporating a central light and an extractor. There is a wall-mounted mirror-fronted toiletries cupboard, an upright ladder-style radiator and a side uPVC window.

External Details



Enjoying a pleasant cul-de-sac setting and situated towards the corner, this property has one of the larger plots. At the front of the property is a well-presented level and lawned garden with mature bushes, gravel borders and a planted

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Details

border to the side of the driveway. The long driveway provides parking for numerous vehicles and has a timber five-bar lockable gate. Beyond this is further parking and the driveway itself widens and provides access to the garage. There is outside lighting and water. A sturdy timber gate gives access to the enclosed garden with perimeter walling and fencing. The rear garden is of a good size with a level lawn and mature beds and borders along with timber decking accessed from French doors within the second bedroom. To the side of the lawn in between the garage, there is a larger paved seating area, raised flowerbed and a greenhouse with power. The vendor has further informed us that the roof was replaced in 2023.

Garage

The garage has an up-and-over door, side personal door, side window, power and lighting. There is useful storage to the rear of the garage.

Tenure

The vendors have informed us that this property is freehold, and we await further confirmation. 04.04.24.

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Directions

