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Deer Croft Drive, Salendine Nook Huddersfield,

Offers over £250,000

BEST AND FINAL OFFERS ARE INVITED ON THIS PROPERTY BY 12 NOON ON MONDAY 30th JUNE 2025.

OPEN TO VIEW DATES:

Thursday 5th June: 10am - 10.30am

Sunday 15th June: 10.45am - 11.15am

Thursday 19th June: 1pm - 1.30pm

Sunday 29th June: 10am - 10.30am

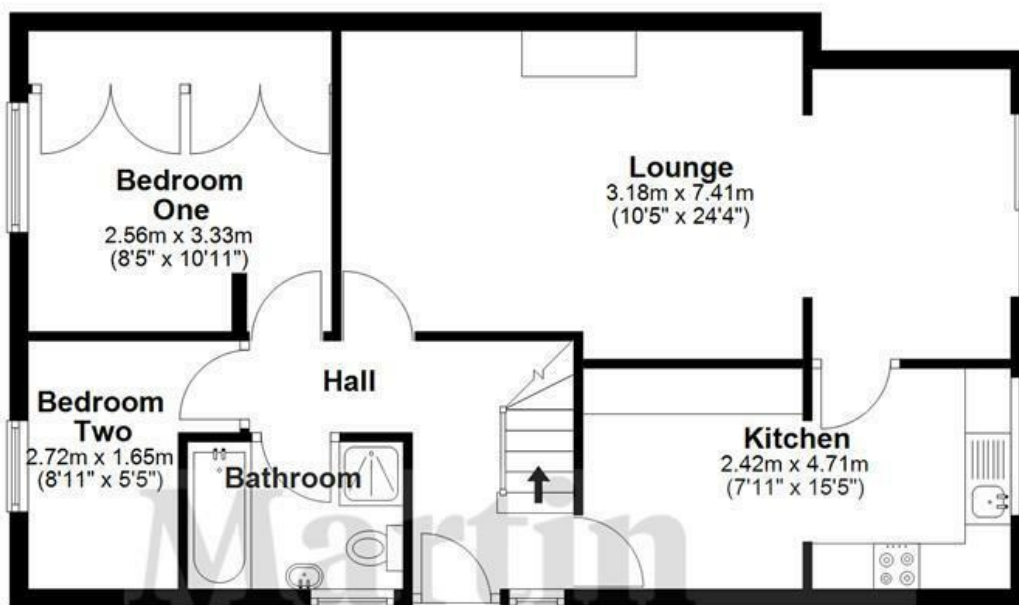
This four-bedroom semi-detached property is situated in a cul-de-sac position, boasting views over Huddersfield and beyond. It may prove suitable to the expanding family buyer looking to access nearby motorway links serving Leeds and Manchester centres. Lindley Village is a short walk away with its bars, restaurants and amenities, along with Salendine Nook Shopping Centre. The accommodation comprises an entrance hall, kitchen, living/dining area with patio doors leading out to the rear garden, downstairs bathroom and two bedrooms. On the first floor are two further attic bedrooms and a small extra room, suitable for a walk-in wardrobe. The property has a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a large tarmac and block paved driveway leading to a detached garage. At the rear, there is a lovely walled and fenced garden with a patio and a lawn. The rear garden has a southerly aspect and wonderful views. Viewing is highly recommended.

**Deer Croft Drive, Salendine Nook
Huddersfield,**

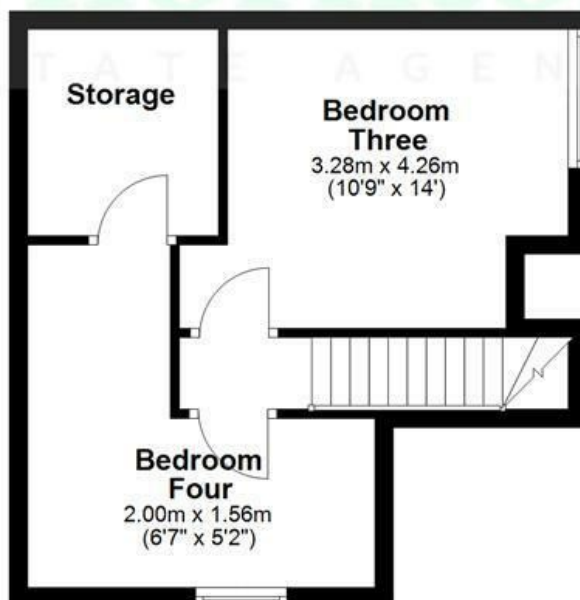
Floorplan



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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Entrance Hall



A uPVC door with double-glazed insert and matching side panel opens into the entrance hall. There is a radiator along with two ceiling light points and a useful under stairs store cupboard, home to the electric meter. A staircase rises to the first floor landing and a timber and glazed panelled door gives access to the kitchen.

Kitchen



The kitchen is positioned at the rear of the property and has a pleasant outlook over the garden and beyond via a large uPVC window. It has a range of wall and base cupboards, drawers, roll-edge worktops, brick style tiled surrounds and a one-and-a-half bowl sink unit with mixer tap. Integrated appliances comprise an oven, fridge and freezer. There is plumbing for an automatic washing machine, along with two ceiling light points and a radiator. This room is home to the

Baxi central heating boiler. A timber and glazed door leads into the living/dining area.

Living/Dining Room



This large reception room has plenty of space for furniture, along with two wall light points, a ceiling light point and a radiator. The focal point of the room is a stone fire surround with a raised tiled hearth, home to an electric fire. The dining area has a pleasant outlook via a large sliding uPVC patio door and windows above. It has a wall light point, a radiator and access can be gained to the rear garden area.

Bedroom One



This double bedroom is positioned at the rear of the property and enjoys natural light via a large uPVC window. It has wall-length fitted wardrobes with hanging and shelving, along with ceiling downlighting and a radiator.

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Bedroom Two



This double bedroom is positioned at the rear of the property and enjoys natural light via a uPVC window. It has a ceiling light point and a radiator.

House Bathroom



The off-white suite comprises a panelled bath with twin taps, a corner shower cubicle with a sliding door, home to a Mira mains fed shower, a pedestal wash hand basin with twin taps and a low-level WC. There is appropriate tiling to the walls, along with vinyl style flooring, an extractor fan, ceiling downlighting and a radiator. A uPVC window is positioned to the side elevation.

First Floor Landing

From the entrance hall, the staircase leads up to the first floor landing where there is a ceiling light point and access can be gained to the following rooms:

Attic Room 1



This double room is positioned to the rear of the property and has a pleasant outlook over the garden and views across the valley via a uPVC window. It has plenty of space for furniture, along with two wall light points and a ceiling light point.

Attic Room 2



This double room is positioned to the front of the property and has a uPVC window. It has exposed beams to the ceiling, along with a useful shelved area over the bulk head, a wall light point and a radiator. A timber door gives access to another room, which could be used as a walk-in wardrobe.

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External Details



At the front of the property is a large tarmac and block paved driveway leading to a detached garage. At the rear is a walled and fenced garden area with a raised patio, perfect for outdoor entertaining, and a large lawned area with mature shrubbery borders. The rear garden has a southerly aspect and a pleasant outlook over the valley and beyond.

Garage

The detached garage has a roller shutter door, power and lighting.

Tenure

The vendor informs us the property is Freehold.

Deer Croft Drive, Salendine Nook Huddersfield,

Directions

