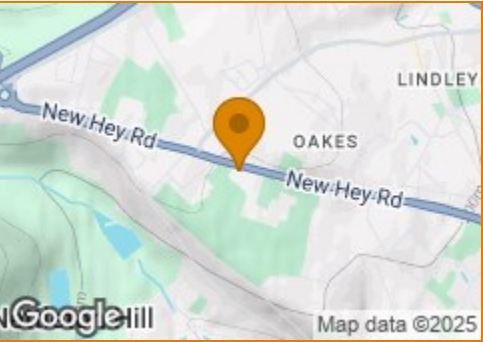


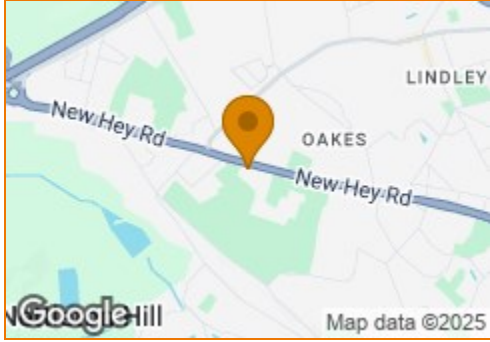
Terrain Map



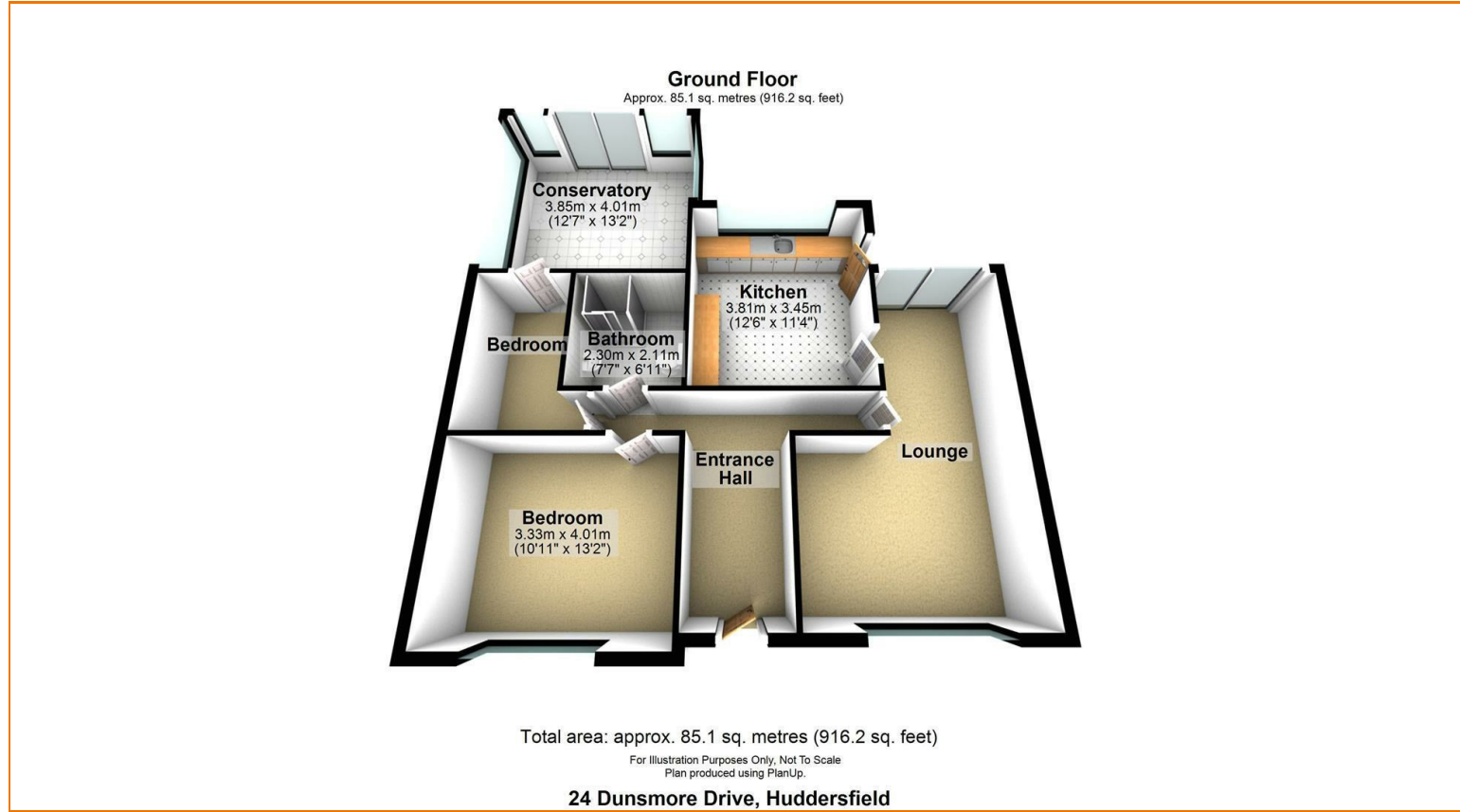
Hybrid Map



Terrain Map



Floor Plan



BOULTONS



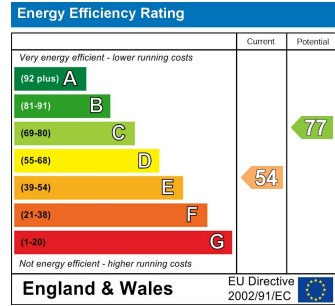
Dunsmore Drive

Salendine Nook, Huddersfield, HD3 4GS

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers Around £255,000

 2

 1

 2

 E



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Dunsmore Drive

Salendine Nook, Huddersfield, HD3 4GS

Offers Around £255,000



BEDROOM 2

12'1" x 6'10" plus entrance

With access to the conservatory via internal glazed French doors, central heating radiator and double wardrobe.

SHOWER ROOM

8'6" x 6'10"

Fitted with a non-slip floor, walk-in shower, low flush wc and pedestal hand wash basin. There are complementary tiled walls and a central heating radiator.

OUTSIDE

Extensive driveway providing ample off road parking which leads to a single garage behind which is a useful garden shed.

There is a well stocked front garden and to the rear is a larger established garden with various planted beds and borders and offering a good degree of privacy. There is also a lawned section, flagged patio seating areas and the former pond which now provides a secret garden area.

SINGLE GARAGE

15'8" x 9'2"

Concrete sectional in construction with an up and over door, power and light.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND C.

AGENTS NOTES

We have been informed that there is a local authority proposal to regulate parking on the street for residents only and to avoid congestion from college students.

NO ONWARD CHAINTRUE BUNGALOW***

An attractive detached true bungalow offering a wonderful opportunity for comfortable living in a sought-after HD3 suburb. Set on a lovely plot within a popular cul-de-sac, this property boasts a good degree of privacy while remaining conveniently close to local amenities, including bus routes and supermarkets.

The bungalow features two bedrooms, two inviting reception rooms and is further extended by a conservatory which enjoys an abundance of natural light and leads directly out to the well stocked rear garden. The remaining accommodation features a wet room style shower and a spacious fitted kitchen.

Offered with no upper chain, this bungalow has ample off road parking, a detached garage and presents an excellent opportunity to make your own mark on a well loved property which is now ready for a new lease of life in this most desirable location.

Don't miss the chance to view this lovely home and see all it has to offer.

ACCOMMODATION

RECEPTION HALL

7'6" x 5'6"

Accessed via a uPVC double glazed front door and having decorative coving and a central heating radiator. The reception opens up into an inner hall which provides access to the bedrooms and bathroom. There is a useful cupboard storage area which houses the combination boiler (understood to be on an annual service agreement with British Gas).

LOUNGE

12'9" x 11'1"

With a uPVC double glazed window positioned to the front elevation, open plan in design adjacent to the dining room. The focal point for the room is a stone fireplace with an electric fire inset. You will also find decorative coving and a central heating radiator.

DINING ROOM

8'10" x 8'10"

Having access to the kitchen and open plan to the aforementioned lounge. There is a sliding patio door to the rear elevation allowing access to the garden, central heating radiator.

KITCHEN

9'2" x 10'5"

Fitted with a range of wall and base units with complementary working surfaces incorporating a stainless steel inset sink unit and drainer and mixer tap. The kitchen is further equipped with plumbing for a washing machine and slimline dishwasher, space for a tallboy fridge/freezer and an electrical cooker point. Useful pantry/clearing cupboard with display units over. Central heating radiator and a uPVC double glazed window and side door with privacy glass inset providing access to the garden. An internal door leads to the conservatory.

CONSERVATORY

14'1" x 12'5"

Part wall and part uPVC double glazed in construction with sliding door leading out to the garden, central heating radiator. An internal doors leads through to the bedrooms.

BEDROOM 1

10'9" to the wardrobe x 9'10"

With a uPVC double glazed window to the front elevation, central heating and three mirror fronted floor to ceiling wardrobes which have a range of hanging and shelving.

