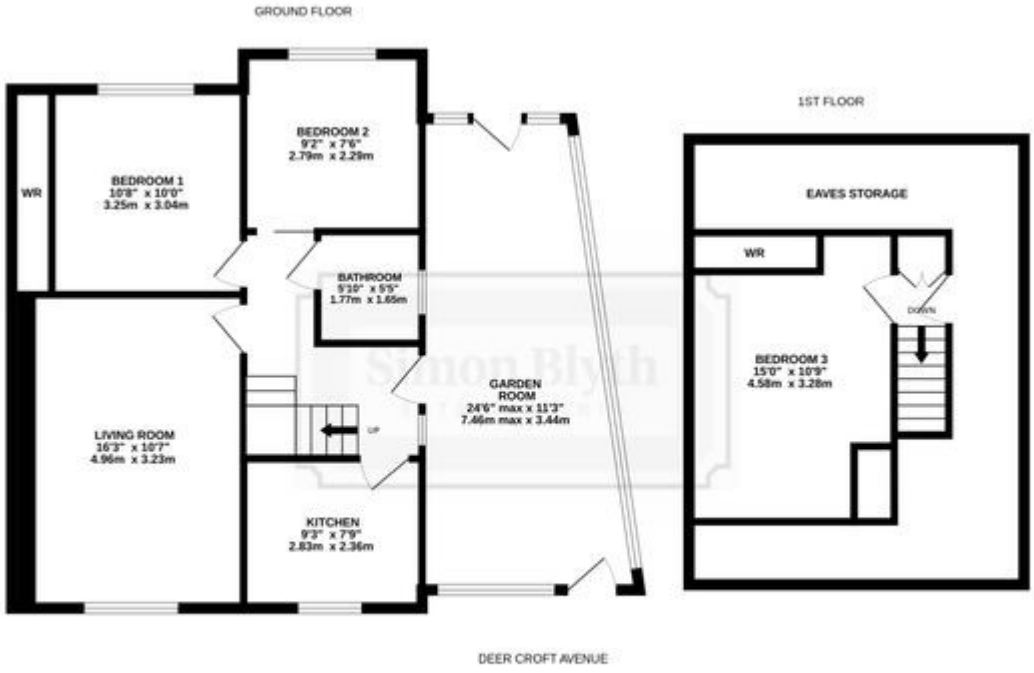


26 Deer Croft Avenue, Salendine Nook, HD3 3SH

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a three bedroom semi detached dormer bungalow with bedrooms to both ground and first floor.

The property is situated at the head of a cul sac and enjoys lovely far reaching views to the rear. There are local shopping facilities in Salendine Nook and neighbouring Lindley, good local schools and a short drive to junction 23/24 of the M62.The accommodation is served by a gas central heating system, Upvc double glazing and briefly comprises to the ground floor, garden room, entrance hall, living room, kitchen, 2 bedrooms and bathroom. First floor landing giving access to bedroom 3 and eaves storage with further potential. Externally there is a driveway providing off road parking and gardens laid out to both front and rear.

£245,000

Ground Floor

Garden Room

24'6" x 9'5"

This has a composite panelled and frosted double glazed door to the front elevation together with frosted windows to either side, there are a bank of frosted sealed unit double glazed windows running along the side elevation whilst to the rear there are Upvc double glazed windows together with a timber door giving access to the garden. To one side a timber and glazed oak studded door opens into the entrance hall.



Entrance Hall

With a spindled return staircase rising to the first floor with storage cupboard beneath, there are inset ceiling downlighters, wall light point, central heating radiator and from here access can be gained to the following rooms:-

Living Room

16'3" x 10'7"

A comfortable reception room which is situated to the rear of the property with an easterly aspect and with some stunning far reaching views across to Emley Moor Mast and sweeping around to Holme Moss. There is a Upvc double glazed window, ceiling covivng, wall light point, central heating radiator and as the main focal point of the room there is a fireplace with timber mantle and home to a flame effect electric fire.



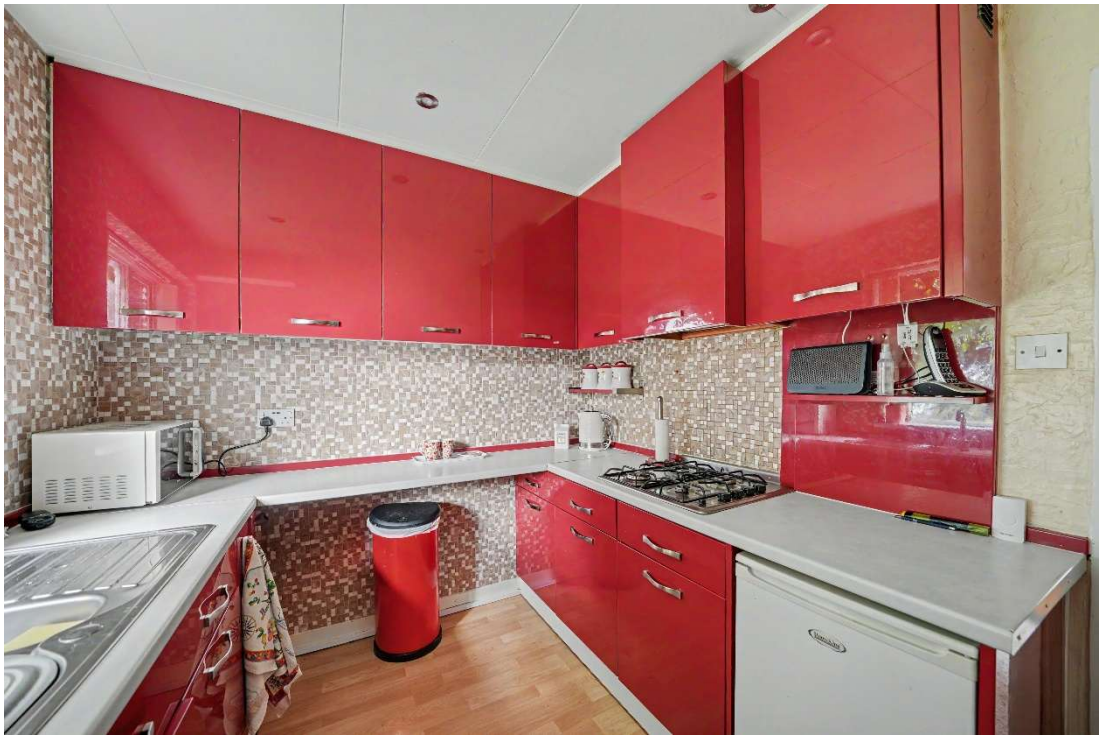




Kitchen

9'3" x 7'9"

This is situated adjacent to the living room and has a Upvc double glazed window which looks across the rear garden, there are inset ceiling downlighters fitted with a range of gloss base and wall cupboards, drawers, contrasting overlying worktops with an inset 1 ½ bowl single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with extractor hood over, electric double oven and under counter space for fridge.





Bedroom One

10'8" x 10'

With measured wardrobes, Upvc double glazed window looking out over the front garden, ceiling light point, central heating radiator and to one side there are a bank of fitted floor to ceiling wardrobes.





Bedroom Two

9'2" x 7'6"

This is situated adjacent to bedroom one and has been utilised as a dining room. There is a ceiling light point, Upvc double glazed window, central heating radiator, fitted cupboards one of which houses a Vaillant gas fired central heating boiler.



Bathroom

5'4" x 5'8"

With a Upvc frosted double glazed window, inset ceiling downlighters, floor to ceiling tiled walls, central heating radiator and fitted with a suite comprising vanity unit wash basin with chrome monobloc tap, low flush WC and a shower with tiled shower with shower curtain, tray and chrome shower fitting.



First floor landing

With twin door storage cupboard, inset ceiling downlighters, door giving access to a large eaves storage area with further potential to increase the space at first floor level. From the landing a door opens into bedroom three.

Bedroom Three

15'0" x 10'9"

A good sized double room which has Upvc double glazed window enjoying a fabulous far reaching views stretching across to Holme Moss. There is a fitted window seat, sliding door wardrobes, drawers, cupboards and display shelving.



External Areas

Parking

To the left hand side of the property there is a concrete driveway which provides off road parking.

Gardens

To the front of the property and adjacent to the driveway there is a low maintenance garden with stone crazy paved pathway, planted trees, flowers and shrubs, flagged pathway and blue slate chippings. To the rear there is a south easterly facing garden which is accessed from the garden room and has a flagged patio with useful garden store which has two windows, central door and storage cupboards. From the flagged patio there is a timber hand gate opening onto a further section of garden with mature trees, planted shrubs, gravelled area and stone crazy paved pathway.





ADDITIONAL INFORMATION

Central Heating- The property has a gas central heating system
Double Glazing- The property has majority Upvc double glazing
Tenure- Freehold
Council Tax- Band C
Directions using satellite navigation enter the postcode HD3 3SH

BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property nave not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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