



**Hill Close, Salendine Nook HD3**  
Huddersfield

Offers Over  
**£300,000**



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Situated on the highly regarded Hill Close in Salendine Nook, this two-bedroom detached bungalow occupies a generous plot within an exclusive cul-de-sac of approximately twelve properties. Enjoying a convenient location close to a range of local amenities, well-regarded schools and excellent transport links, including easy access to the M62 motorway network, the property offers both privacy and practicality.

Requiring a degree of modernisation, the bungalow presents an excellent opportunity for purchasers looking to create a home tailored to their own tastes and requirements. The accommodation briefly comprises a fitted kitchen, spacious living room, two well-proportioned bedrooms and a bathroom.

Externally, the property benefits from a driveway providing off-road parking, a single detached garage and, most notably, a substantial rear garden offering excellent outdoor space with plenty of potential for landscaping, entertaining or future enhancement.

Rarely available in such a desirable and established residential setting, this is a fantastic opportunity to acquire a detached bungalow with significant potential in one of Salendine Nook's most sought-after locations.

#### Entrance Hallway

Enter the property via a composite door into this L-shaped hallway. Benefitting from two storage cupboards. Access to all other rooms.

#### WC

A fully tiled WC with laminate flooring. Comprising of a WC, a concealed cistern WC and a corner wash basin. A PVCu privacy window to front aspect.

#### Kitchen/Diner

To the front of the property is this partially tiled kitchen diner with tiled flooring, matching wall and base units, laminate work-surfaces and tiled splash-backs. There is a free standing electric oven with an electric hob, a 1.5 ceramic sink and drainer under a PVCu window overlooking a pretty front garden and ample space for a dining table.

#### Living Room

A bright carpeted living room with a gas fire set on a marble hearth with marble surround making an ideal focal point. Two PVCu windows, one to the side and one to the front provide an abundance of natural light.



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**Bedroom One**

To the rear is a spacious double bedroom with fitted wardrobes and dressing table with underneath storage. PVCu window to rear aspect.

**Bedroom Two**

A single bedroom with fitted wardrobe and PVCu window to rear.



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### House Bathroom

A modern fully tiled house bathroom with tiled flooring. Comprising of a wash basin with vanity unit, a mirror with surrounding cupboards, a bath and a spacious walk in shower with acrylic paneling. PVCu privacy window to rear.

### Exterior

This property sits on a large plot, to the front is a pretty manicured garden with a lawn and herbaceous borders. A decorative driveway provides off-road parking for two cars and leads to a single garage with an electric door. There is access from the garage to the rear and also access down the side. To the rear is a large enclosed garden with a paved patio area. Steps lead up to a lawn, mature shrubs, and a gravelled area.

Property Reference - CR1528







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