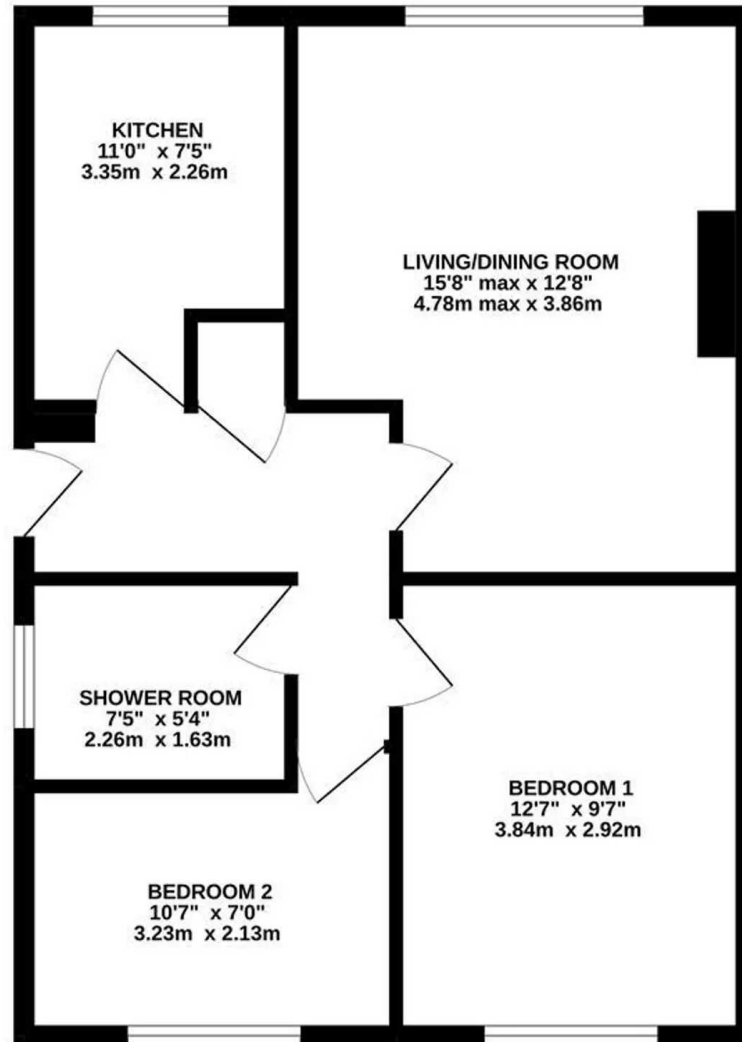




Celandine Drive, Salendine Nook

Huddersfield

Offers in Region of **£215,000**



CELENDINE DRIVE

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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22 Celandine Drive

Salendine Nook, Huddersfield

WITH NO ONWARD CHAIN AND OCCUPYING A PLEASANT POSITION TOWARDS THE HEAD OF THE CUL-DE-SAC IS THIS ATTRACTIVELY PRESENTED AND WELL-APPOINTED SEMI-DETACHED TRUE BUNGALOW WITH PLEASANT GARDENS LAID OUT TO BOTH FRONT AND REAR TOGETHER WITH A LONG DRIVEWAY AND DETACHED GARAGE. The property is located within a popular and well-regarded residential area ideal for access to local shops and just a short drive from junction 23 and 24 of the M62 motorway linking East Lancashire to West Yorkshire. The accommodation is served by a gas central heating system PVCu double glazing and briefly comprises; L-shaped entrance hall, living/ dining room, fitted kitchen, two double bedrooms and shower room. Externally there are well stocked gardens to front and rear together with a long-flagged driveway leading to a detached garage situated at the foot of the rear garden.

Council Tax band: B

Tenure: Freehold





ENTRANCE HALL

A PVCu and frosted double glazed door opens into an L-shaped entrance hall, this has a ceiling light point, loft access, central heating radiator and a useful storage cupboard. From the hallway access can be gained to the following rooms:-

LIVING/ DINING ROOM

Dimensions: 4.78m x 3.86m (15'8 x 12'8). A comfortable and well-proportioned reception room situated to the front of the bungalow and having a large PVCu double glazed window providing plenty of natural light and looking out over the garden. The room is approached through a timber and bevelled glass door and has as the main focal point a coal effect gas fire with marble surround and resting on a marble hearth and with timber mantle over. There is a ceiling light point, ceiling coving, two wall light points and central heating radiator.



KITCHEN

Dimensions: 3.35m x 2.26m (11'0 x 7'5). This is located adjacent to the living room and has a PVCu double glazed window looking out over the front garden. There are inset LED downlighters and fitted with a range of modern cream base and wall cupboards, drawers, there are complimented by contrasting overlying timber effect worktops with tiled splashbacks, there is an inset single drainer stainless steel sink with chrome mixer tap, gas cooker point, plumbing for dishwasher, plumbing for washing machine/under counter space for fridge and with a cupboard housing a Worcester gas fired combination central heating boiler.

BEDROOM ONE

Dimensions: 3.84m x 2.92m (12'7 x 9'7). A double room with a PVCu double glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving and central heating radiator.

BEDROOM TWO

Dimensions: 3.23m x 2.13m (10'7 x 7'0). This is situated adjacent to bedroom one and has a PVCu double glazed window looking out over the rear garden. There is a ceiling light point and central heating radiator.





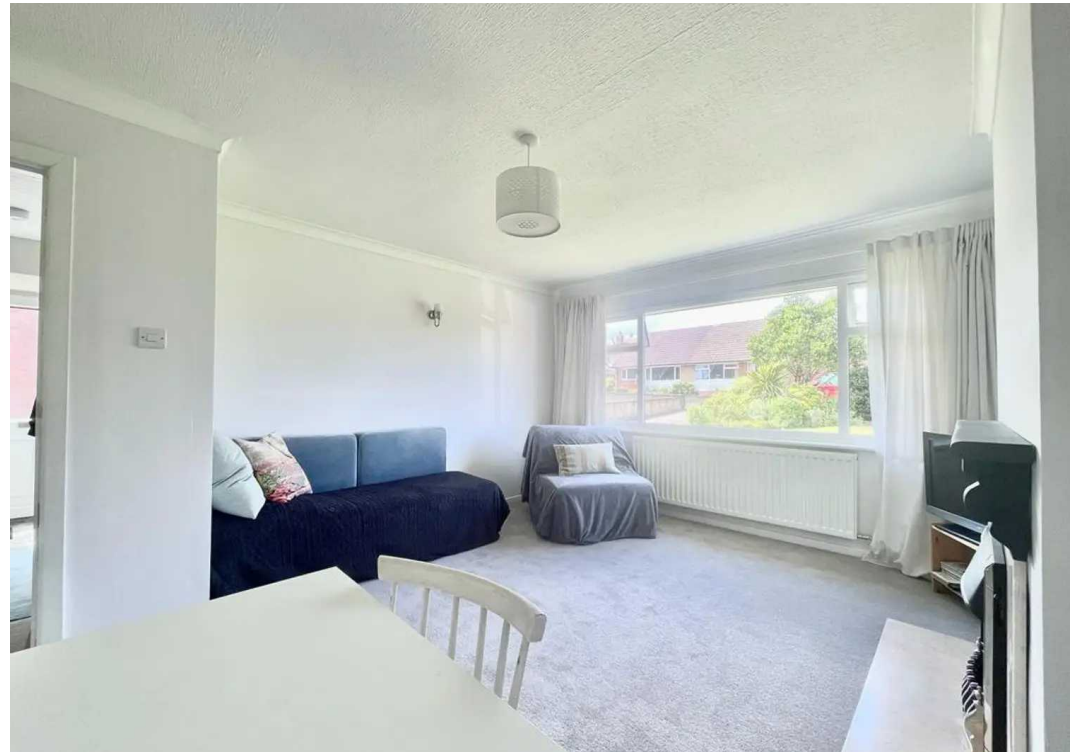
SHOWER ROOM

Dimensions: 2.26m x 1.63m (7'5 x 5'4). With a frosted PVCu double glazed window, ceiling light point, extractor fan, floor to ceiling tiled walls, tiled floor, chrome heated towel rail incorporating a column style radiator and fitted with a suite comprising; vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and large walk-in shower with curved glazed shower screen and chrome fitting.



Garden

To the right-hand side of the bungalow there is a flagged driveway which provides off road parking for a number of vehicles and in turn leads to a detached concrete sectional garage which is located at the foot of the rear garden. To the front of the property there is a generous garden which incorporates a shaped lawn with planted trees, flowers, and shrubs to the borders. To the rear there is a south easterly facing garden with lawn, flagged pathway, greenhouse, planted trees, flowers and shrubs.



ADDITIONAL DETAILS

DIRECTIONS

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout by The Junction public house continue straight ahead on to Westbourne Road. At the next roundabout continue straight ahead onto New Hey Road and continue past the ESSO petrol station then shortly before the BP petrol station turn left on to Celandine Avenue and follow it round where Celandine Drive will be found on the right-hand side.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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