



9 Celandine Drive, Salendine Nook, Huddersfield, HD3 3UT  
Offers Over £205,000

**bramleys**

Being offered for sale with NO VENDOR CHAIN and VACANT POSSESSION, is this 2 bedroomed semi-detached true bungalow. Occupying a pleasant cul-de-sac position and making an ideal purchase for those looking towards retirement or single storey living accommodation. Having gas fired central heating, uPVC double glazing and conveniently located for access to local amenities and the M62 motorway network. An internal inspection is highly recommended to appreciate the accommodation which comprises - entrance vestibule, entrance hallway, fitted kitchen, spacious lounge, 2 double bedrooms and shower room. Externally there are gardens to both the front and rear, driveway providing off road parking and garage.

Energy Rating: D



## GROUND FLOOR:

### Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has an internal glazed door accessing the hallway.

### Entrance Hallway

This L shaped entrance hall has laminate flooring, a built in store cupboard and access to the loft via a hatch.

### Kitchen

10'11" x 7'6" (3.35 x 2.29)

Having a range of modern wall and base units with working surfaces over, breakfast bar and inset sink unit, integrated four ring gas hob with overhead extractor and electric oven beneath and space for an under counter fridge and freezer. The kitchen also houses the Baxi central heating boiler, has a central heating radiator, part tiling to the walls and a uPVC double glazed window.

### Lounge

15'8 max x 12'10 max (4.78m max x 3.91m max)

This spacious reception room has a central heating radiator, gas fire and a uPVC double glazed window.

### Shower room

Having a three piece suite comprising low flush wc, pedestal wash hand basin and shower cubicle with electric shower. There is a central heating radiator, part tiled walls and a uPVC double glazed window.

### Bedroom 1

10'10 x 9'9 (3.30m x 2.97m)

Situated to the rear of the property and having a central heating radiator, a uPVC double glazed window and fitted wardrobes providing hanging and shelving facilities.

### Bedroom 2

10'8" x 6'11" (3.25m x 2.11m)

Having a central heating radiator and a uPVC double glazed window.

### OUTSIDE:

There are paved gardens to front and rear with planted borders. A tarmac driveway provides off road parking and leads to a single garage. To the side of the property is an external water tap.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



### DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) passing through the roundabout at Marsh and continue into Westbourne Road which then automatically becomes New Hey Road. At the next roundabout proceed straight ahead, continuing along the main road for a further three quarters of a mile passing Salendine Nook high school on your left hand side. After passing the petrol station take a left hand turning into Raw Nook Road and then left into Celandine Avenue. Follow this road round and turn right onto Celandine Drive where the property can be found.

### TENURE:

Leasehold - Term: 999 years from 1 January 1966

Rent : £10

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

B

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.

## Ground Floor



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	67
England & Wales	EU Directive 2002/91/EC	

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