

6 Walsham Drive, Salendine Nook, Huddersfield, HD3 3GS

**Offers Around £300,000**

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NO UPPER CHAIN

Situated in the much sought after residential area of Salendine Nook and having an elevated position which enjoys distant far reaching views, is this 3 bedroomed detached true bungalow. Having accommodation comprising: side entrance hall with built in cupboard, spacious lounge, kitchen, bathroom and 3 bedrooms (two with fitted wardrobes) with option to use the third bedroom as a dining room if required. Also having gas fired central heating, uPVC double glazing and integral garage with electric door. A driveway provides off road parking and there are gardens to front and rear which require landscaping. Located approximately 3 miles from Huddersfield town centre, most daily requirements can be satisfied at the nearby shopping centre at Salendine Nook which incorporates a Sainsburys supermarket. The property is handily located for junctions 23 and 24 of the M62.



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a built in cloaks cupboard, a central heating radiator and access to the loft.

### Lounge

15'11 x 12'0 (4.85m x 3.66m)

The lounge has a large uPVC double glazed window which enjoys distant views. Having wall light points, a fireplace surround with coal effect gas fire and a central heating radiator.

### Kitchen

12'9 x 8'11 (3.89m x 2.72m)

The kitchen is situated to the rear and has a range of wall and base units with working surfaces over, sink, gas hob, integrated oven, space and plumbing for a washing machine and tiling to the walls. The kitchen houses the Vaillant central heating boiler, has a central heating radiator and uPVC double glazed window. There is an external door which leads out to the rear garden.

### Bedroom 1

10'4 x 12'2 max 10'4 min to robe doors (3.15m x 3.71m max 3.15m min to robe doors)

This double room has fitted 4 door wardrobes, a central heating radiator and a uPVC double glazed window to the front which enjoys distant views.

### Bedroom 2

9'8 x 9'0 (2.95m x 2.74m)

This bedroom also has fitted wardrobes, a central heating radiator and a uPVC double glazed window.

### Bedroom 3/Dining Room

9'11 x 8'3 (3.02m x 2.51m)

This versatile room could also be utilised as a dining room if required and has a central heating radiator and a uPVC double glazed window.

### Bathroom

Having fully tiled walls, bath with Mira electric shower attachment over, wc, pedestal wash hand basin, a central heating radiator and two uPVC double glazed windows.

## 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:

From Huddersfield travel out on Trinity Street to the roundabout at Marsh. Pass straight through the roundabout continuing into Westbourne Road which automatically becomes New Hey Road, follow this road to the roundabout at Lindley passing straight through the roundabout. Continue along the main road passing the Salendine Nook high school on your left hand side and immediately before the Sainsbury's supermarket turn right into Moor





Hill Road. Follow this road for approximately 100 yards turning left into Maplin Avenue. Climb up the hill and take the second left turning into Walsham Drive where the property can be found.

## TENURE:

Freehold

However, please note the property is subject to a yearly rent charge of £20 per annum.

We would advise all prospective buyers to confirm the above amount with their legal representative prior to completing on a sale.

## COUNCIL TAX BAND:

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## 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.





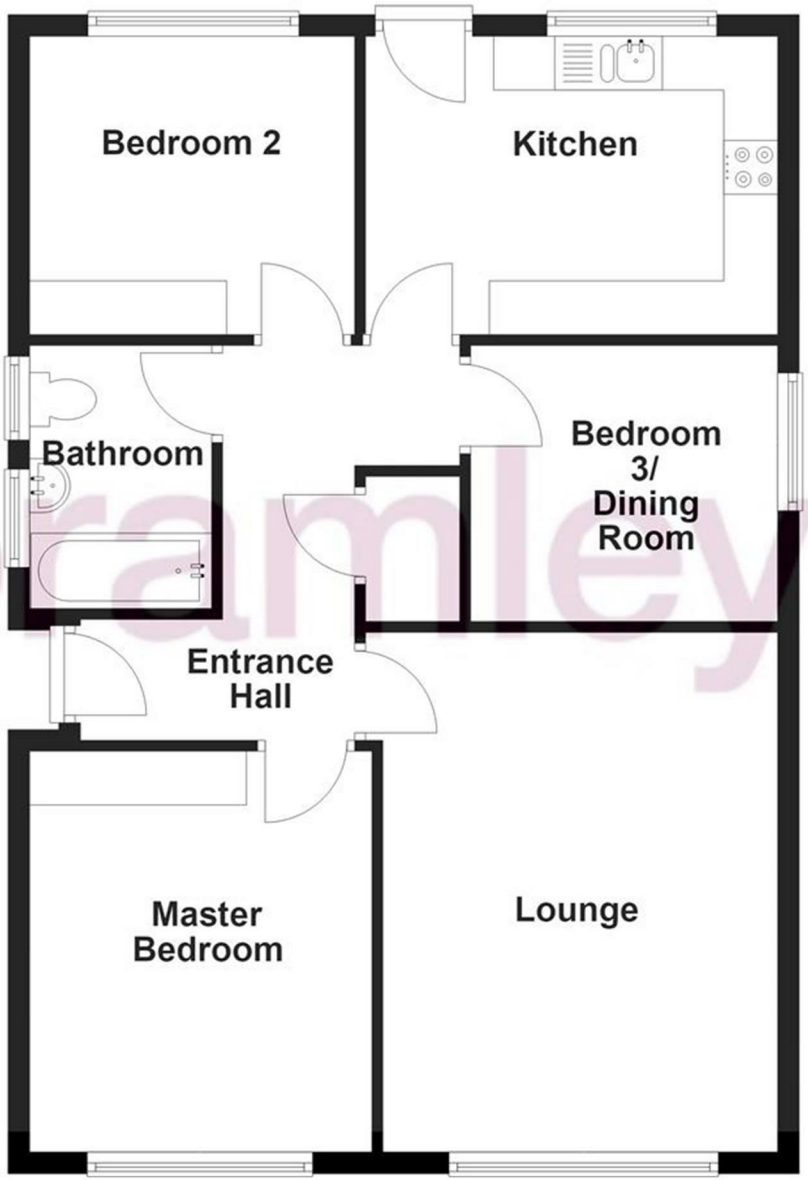








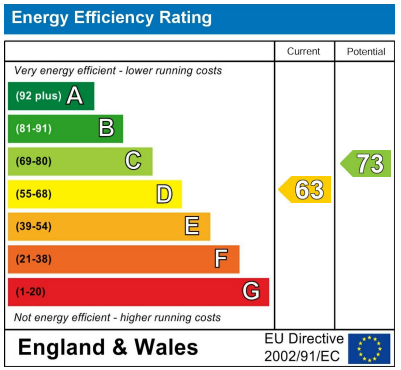
# Ground Floor




NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.




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




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