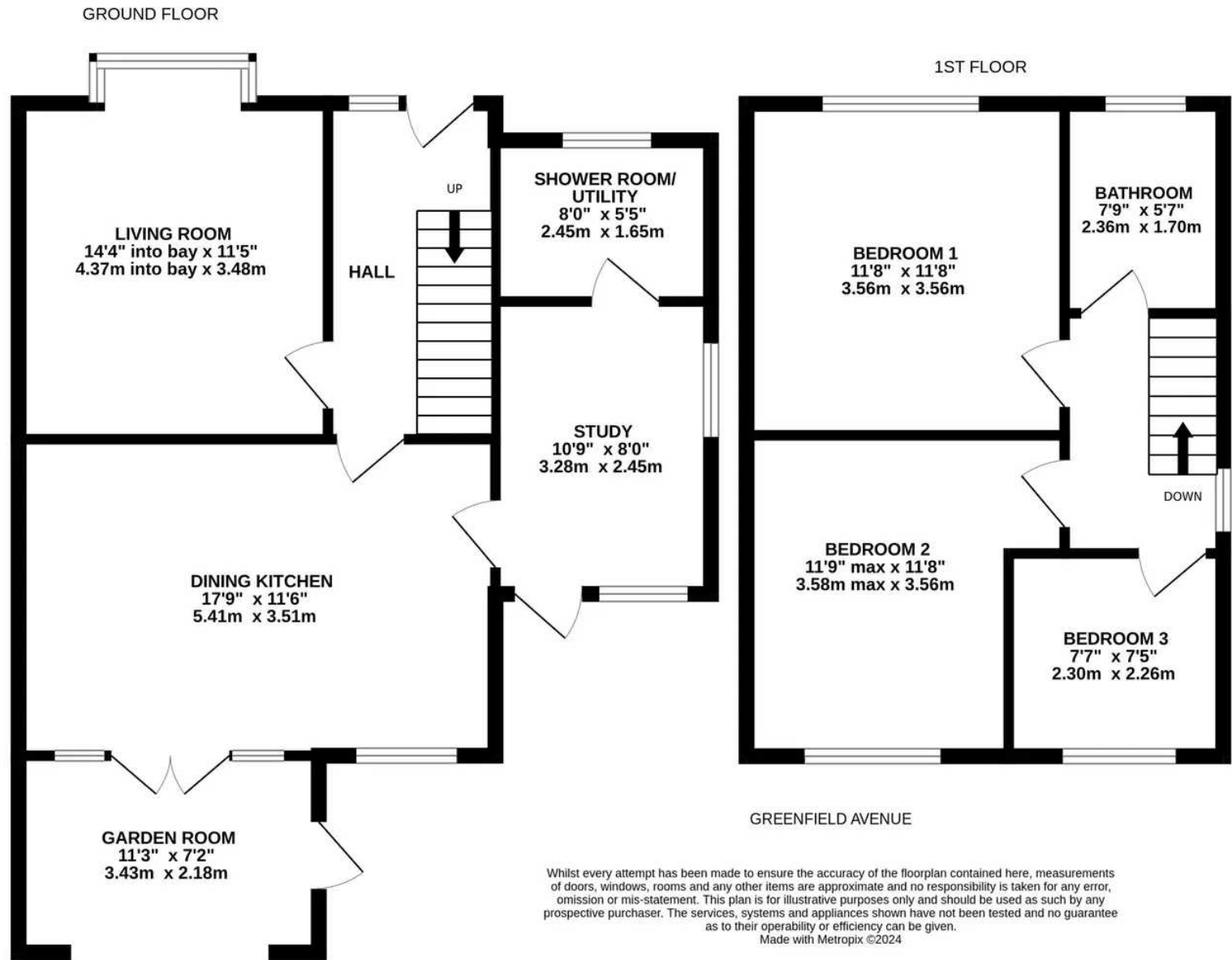




Greenfield Avenue, Oakes

Huddersfield

Offers in Region of **£320,000**



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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Greenfield Avenue

Oakes, Huddersfield

Situated on a cul-de-sac within this ever popular residential area is this three bedroomed detached house providing ideal accommodation for a young family. The property is well placed for good local schools, shopping facilities and accessible for junctions 23 and 24 of the M62 Motorway. There is a gas central heating system, PVCu double glazing and briefly comprising to the ground floor; entrance hall, bay fronted living room, dining kitchen with partially open garden room off, large study and utility/ downstairs w.c. To the first floor a landing leading to three bedrooms and bathroom. Externally there is off-road parking together with gardens laid out to front and rear with generous rear garden including detached summer house.

Council Tax band: D

Tenure: Freehold





Entrance Hall

With a PVCu door, frosted PVCu double glazed window, inset ceiling downlighters, central heating radiator, laminate flooring and to one side a staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following:-

Living Room

14' 4" x 11' 5" (4.37m x 3.48m)

A comfortable well proportioned reception room which has a walk-in bay with PVCu double glazed windows looking out over the front garden. There are inset ceiling downlighters and central heating radiator.



Dining Kitchen

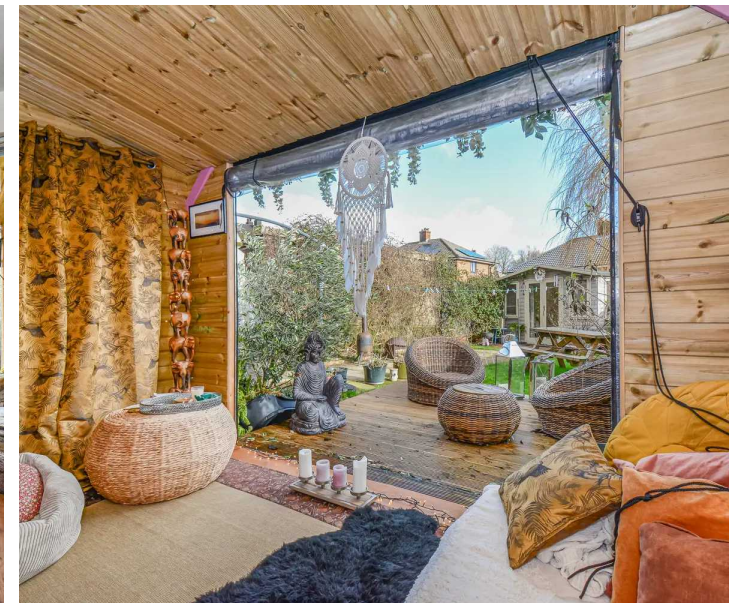
17' 9" x 11' 6" (5.41m x 3.51m)

This is situated to the rear of the property and has PVCu double glazed windows together with adjacent PVCu double glazed French doors. There are inset ceiling downlighters, laminate flooring, vertically hung radiator and fitted with a range of 'white' gloss base and wall cupboards, these are complimented by overlying contrasting worktops which extend to form a breakfast bar together with tiled splashbacks, there is an inset single drainer stainless steel sink with chrome monobloc tap, five ring gas hob with stainless steel and glass extractor hood over, stainless steel electric oven, plumbing for dishwasher, carousel unit and under counter space for fridge. To one side there is access to the study and with French doors leading to the garden room.

Garden Room

11' 3" x 7' 2" (3.43m x 2.18m)

This has a stable door to one side but is open to the front with a perspex retractable blind which can be lifted to open this room into the garden, and with power points.





Study

10' 9" x 8' 0" (3.28m x 2.44m)

This is accessed from the dining kitchen and has PVCu double glazed windows to the side and rear elevations together with a PVCu and frosted double glazed door leading to the rear garden. There are inset LED downlighters, and central heating radiator. To the rear of the study a door gives access to the downstairs w.c. / utility room.

Downstairs w.c. / Utility

8' 0" x 5' 5" (2.44m x 1.65m)

With a frosted PVCu double glazed window, wall mounted Ideal gas fired central heating boiler, storage cupboard, worktop with undercounter space for washing machine and tumble dryer, chrome ladder style heated towel rail and fitted with a suite comprising; pedestal wash basin with chrome tap, low flush w.c and corner shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.

First Floor Landing

With a PVCu double glazed window, ceiling light point and loft access. From the landing access can be gained to the following rooms:-

Bedroom One

11' 8" x 11' 8" (3.56m x 3.56m)

A double room with PVCu double glazed window looking out over the front garden, there is a ceiling light point and central heating radiator.



Bedroom Two

11' 8" x 11' 9" (3.56m x 3.58m)

A double room with a PVCu double glazed window looking out over the rear garden, there is a ceiling light point, loft access and central heating radiator.

Bedroom Three

7' 5" x 7' 7" (2.26m x 2.31m)

This is situated adjacent to bedroom two and has a PVCu double glazed window looking out over the rear garden, ceiling light point and central heating radiator.

Bathroom

7' 9" x 5' 7" (2.36m x 1.70m)

With a frosted PVCu double glazed window window, inset ceiling downlighters, part tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising; double ended bath with tiled surround, glazed shower screen and chrome shower fitting over, wall hung corner hand wash basin with chrome monobloc tap and low flush w.c.



GARDEN

To the front of the property there is a lawned garden which is screened to the front by conifers and has a small flagged area. To the left hand side there is a timber hand gate which leads to a flagged pathway providing access to the rear garden where there is an extensive flagged patio, timber decking, lawned garden, detached summer house and further garden to the rear of the summer house which has a large mature tree and two timber garden sheds.

GARDEN

The summer house measures 7'9 x 9'3 with timber and sealed unit double glazed windows and french doors, laminate flooring and with an air conditioning unit.

Parking

To the front of the property there is a gravelled driveway which provides off-road parking for two/three cars.





ADDITIONAL DETAILS

DIRECTIONS

Using satellite navigation enter the postcode HD3 4GA

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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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 - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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