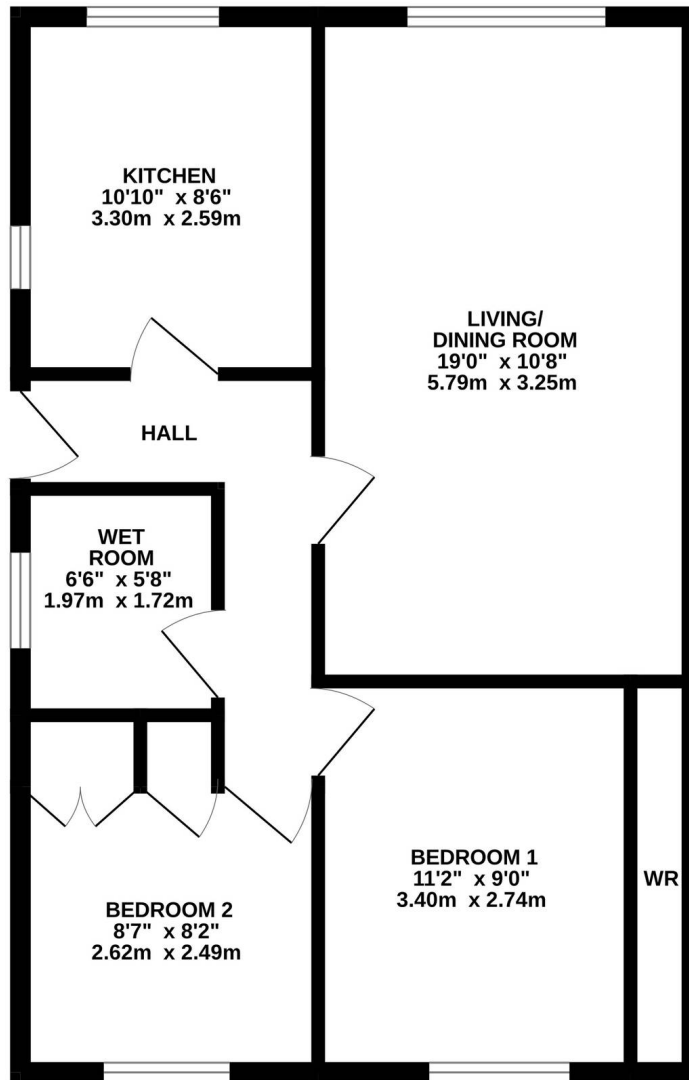




## Mountbatten Gardens, Oakes

Huddersfield

Offers in Region of **£215,000**



MOUNTBATTEN GARDENS

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.  
Made with Metropix ©2024



## Mountbatten Gardens

Oakes, Huddersfield

Situated towards the head of a cul de sac, a detached true bungalow available with vacant possession and no onward chain.

The bungalow is situated within a popular and well regarded residential area in close proximity to local shops, as well as being accessible for the M62 and provides comfortable, well planned and manageable accommodation which is served by a gas central heating system and pvcu double glazing. Briefly comprising L shaped entrance hall, spacious living/dining room, modern kitchen with white gloss units, two bedrooms both with fitted furniture and wet room. Externally there are manageable low maintenance gardens to both front and rear together with a driveway to one side providing off road parking for a number of cars, together with a recently constructed brick built detached single garage.

### L Shaped Entrance Hall

With pvcu and frosted double glazed door, central heating radiator, laminate flooring, ceiling light point and loft access. From the hallway access can be gained to the following rooms..-

### Living/Dining Room

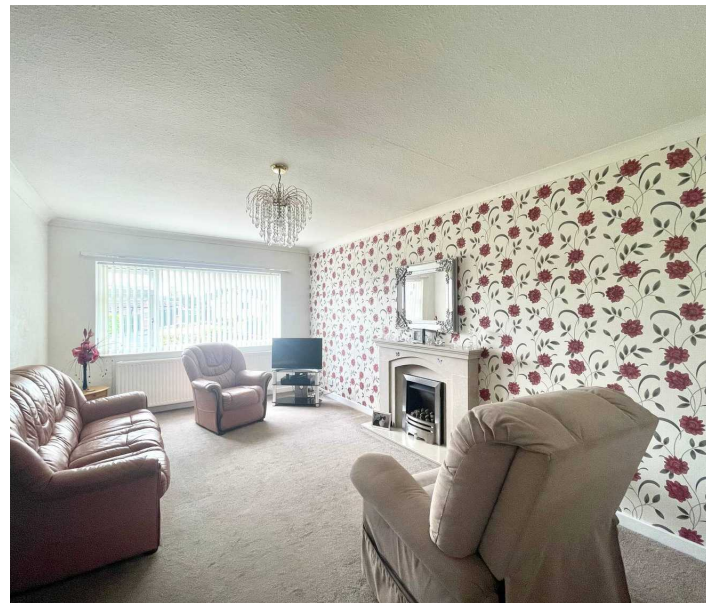
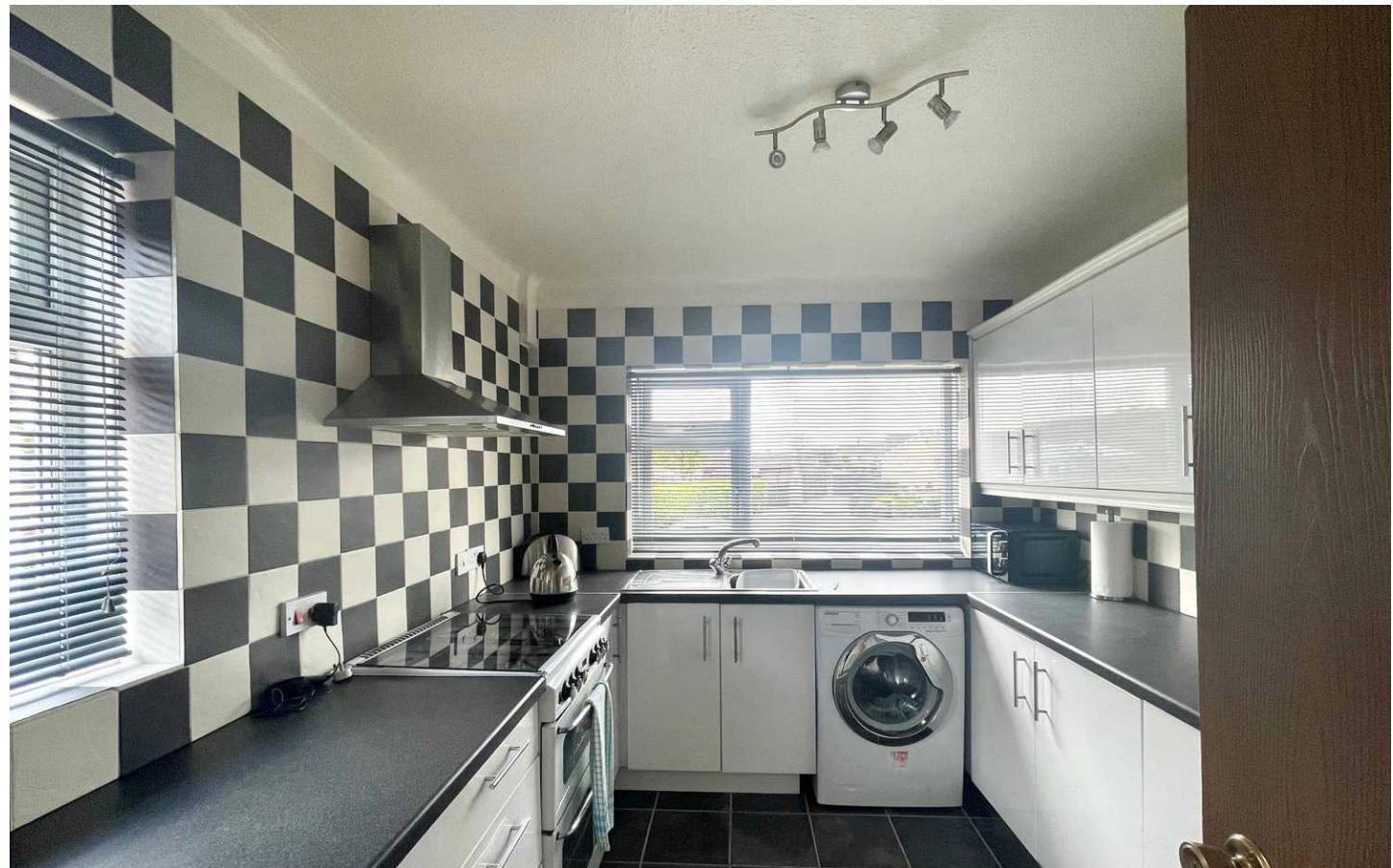
19' 0" x 10' 8" (5.79m x 3.25m)

As the dimensions indicate this is a generously proportioned room which has a pvcu double glazed window looking out over the front garden and providing plenty of natural light. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room, feature fireplace with marble surround and inset together with coal effect gas fire resting on a marble hearth.

### Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

This is situated adjacent to the living room and has pvcu double glazed window to both front and side elevations, there are part tiled walls, ceiling light point, tile effect laminate flooring and fitted with a range of white gloss base and wall cupboards, drawers, these are complimented by contrasting overlying worktops, there is a gas cooker point, stainless steel extractor hood, space for fridge freezer and under counter space for washing machine.





### **Bedroom One**

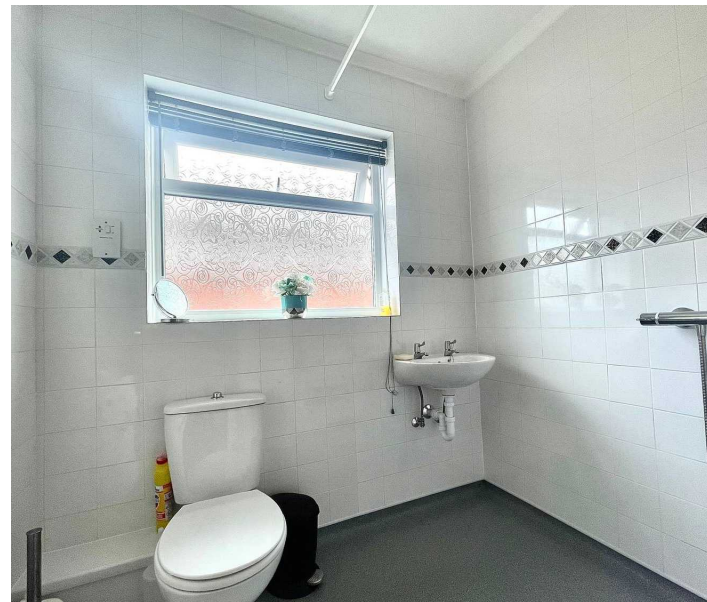
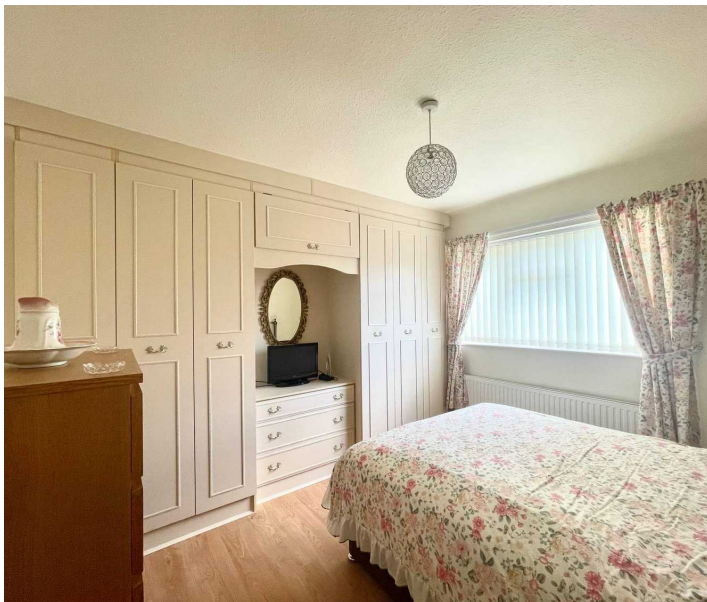
11' 2" x 9' 0" (3.40m x 2.74m)

A double room with a pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator, laminate flooring and having fitted furniture including floor to ceiling wardrobes, dressing table with drawers beneath free standing matching bed side tables.

### **Bedroom Two**

8' 2" x 8' 7" (2.49m x 2.62m)

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, central heating radiator, cupboard with shelving and adjacent Louvre door cupboard which houses a wall mounted Baxi gas fired central heating boiler fitted in 2017.



## Garden

The property has low maintenance gardens which are laid out to both front and rear. The front is pat flagged with a central graveled area and boarded by flowers and shrubs. To the rear there is a predominantly flagged garden with graveled sections and planted trees and shrubs to the borders.

## Driveway

To the right hand side of the bungalow a concrete driveway provides off road parking for a number of cars and leads to recently constructed brick built garage at the foot of the rear garden which has an up and over door together with pvcu courtesy door and window.



**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)

**COPYRIGHT** Unauthorised reproduction prohibited.

**FREE VALUATIONS** If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

**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 FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

**MAILING LIST** Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

**MORTGAGE ADVICE** Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. 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



## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 41 7000