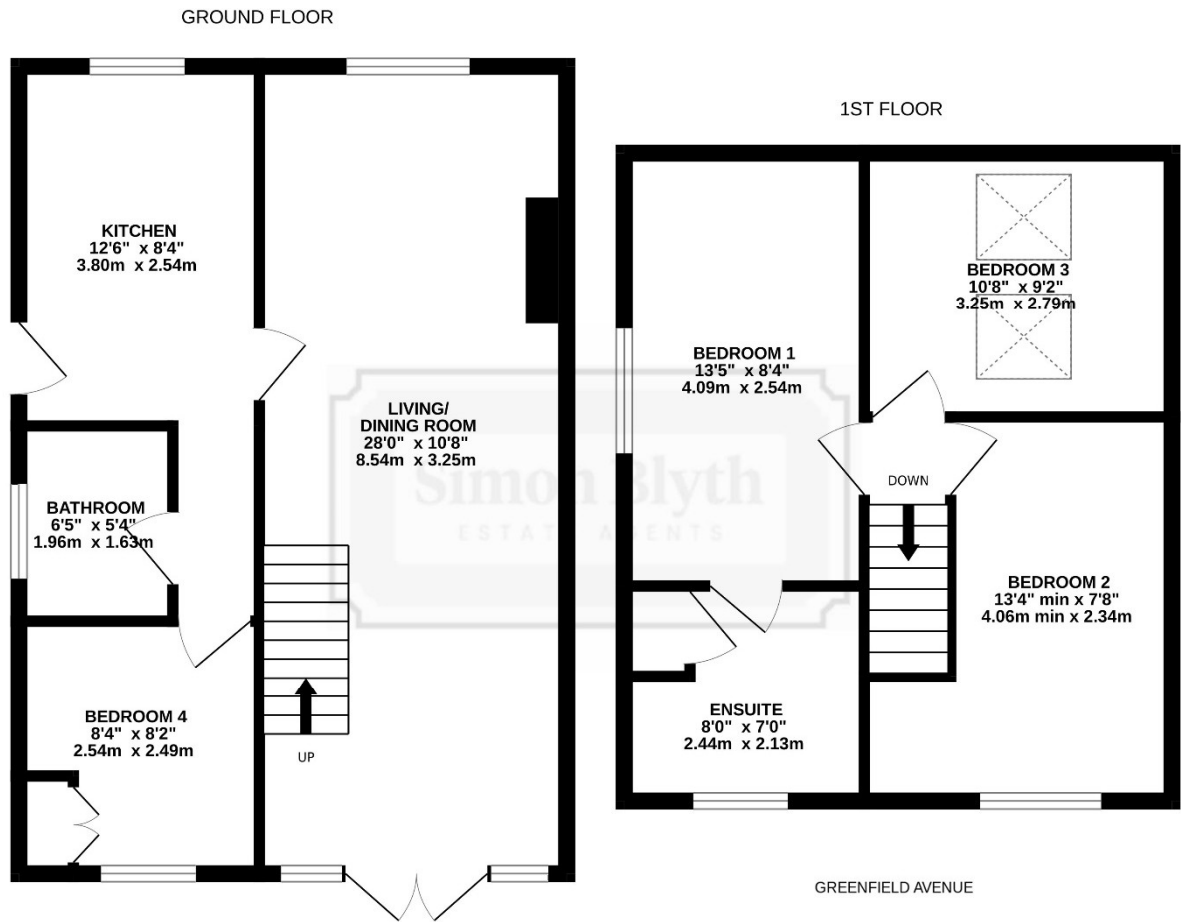




**66 GREENFIELD AVENUE, OAKES, HUDDERSFIELD, HD3 4GA**



FLOORPLAN



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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## PROPERTY DESCRIPTION

Situated at the head of the Cul De Sac, a four bedroomed semi-detached house with bedrooms to both ground and first floor.

The property is ideal for a family and is located within a popular residential area close to good schools and shopping facilities in neighbouring Lindley and Salendine Nook.

The accommodation is served by a gas central heating system, PVCU double glazing and briefly comprises to the ground floor, kitchen, 28" living/ dining room, inner hallway leading to bedroom 4 and bathroom, first floor landing, 3 further bedrooms with en-suite bathroom to the master. Externally a driveway provides off road parking together with gardens laid out to the front and rear.

**Offers Around £275,000**

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## GROUND FLOOR

### KITCHEN

*Measurements- 12'6" x 8'4"*

This has pvcu and frosted double glazed door to the side with frosted pvcu double glazed window over, there is a pvcu double glazed window to the front elevation which takes advantage of some lovely far-reaching views. The kitchen is fitted with a range of cream base and wall cupboards, drawers, contrasting overlying timber effect worktops with filed splashbacks, inset one and a half bowl single drainer stainless steel sink with chrome mixer tap, four ring halogen hob with extractor hood over and stainless steel and smoke glass electric double oven beneath, housing for fridge freezer, under counter space for appliances and conceals lighting beneath the wall cupboards together with pelmet lighting over the sink. There is central heating radiator, laminate flooring and from the kitchen access can be gained to the following: -



## LIVING/DINING ROOM

Measurements – 28'0" x 10'8"

As the dimensions indicate this is a particularly generous reception room which has a large pvcu double glazed window to the front elevation with far reaching views together with pvcu double glazed windows and French doors to the rear all of which provide plenty of natural light. There are two ceiling light points, two wall light points, two central heating radiators and as the main focal point of the room there is a fireplace with marble surround and home to a flame effect electric fire which rests on a marble hearth. To one side a spindle staircase rises to the first floor.







## HALLWAY

This is accessed from the kitchen and has ceiling light point, laminate flooring and gives access to bedroom number four and bathroom.

## BEDROOM FOUR

*Measurements- 8'2" x 8'4"*

With PVCU double glazed window looking out over the rear garden, there is a central heating radiator, laminate flooring and fitted floor to ceiling wardrobe together with a cupboard.



## BATHROOM

*Measurements – 6'5" x 5'4"*

With a frosted pvcu double glazed window, ceiling light point, extractor fan, part tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising bath with Mira electric showing fitting over, vanity unit incorporating wash basin and low flush WC.





## FIRST FLOOR

## LANDING

With ceiling light point. From here access can be gained to the following rooms: -

## BEDROOM THREE

Measurements- 10'8" x 9'2"

This has a mono pitched roof which incorporates two Velux double glazed windows, ceiling light point and central heating radiator.



## BEDROOM TWO

Measurements- 13'4"x 7'8" minimum

A double room with pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and some useful storage over the bulkhead.





## BEDROOM ONE

Measurements – 13'5" x 8'4"

A double room with pvcu double glazed window to the gable with views stretching across to Castle Hill. There is ceiling light point, central heating radiator and at one end a door gives access to an en-suite bathroom.



## EN-SUITE BATHROOM

*Measurements – 8'0" x 7'0"*

With a frosted PVCU double glazed window, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tile effect flooring, cupboard which houses a gas fired central heating boiler and fitted with a suite comprising double ended panelled bath with glazed shower screen and together with a fixed shower rose and separate hand spray, wall hung vanity unit incorporating wash basin with chrome mono-block tap and low flush WC.





## OUTSIDE

### PARKING

To the right-hand side of the property there is a flagged driveway which provides off-road parking.



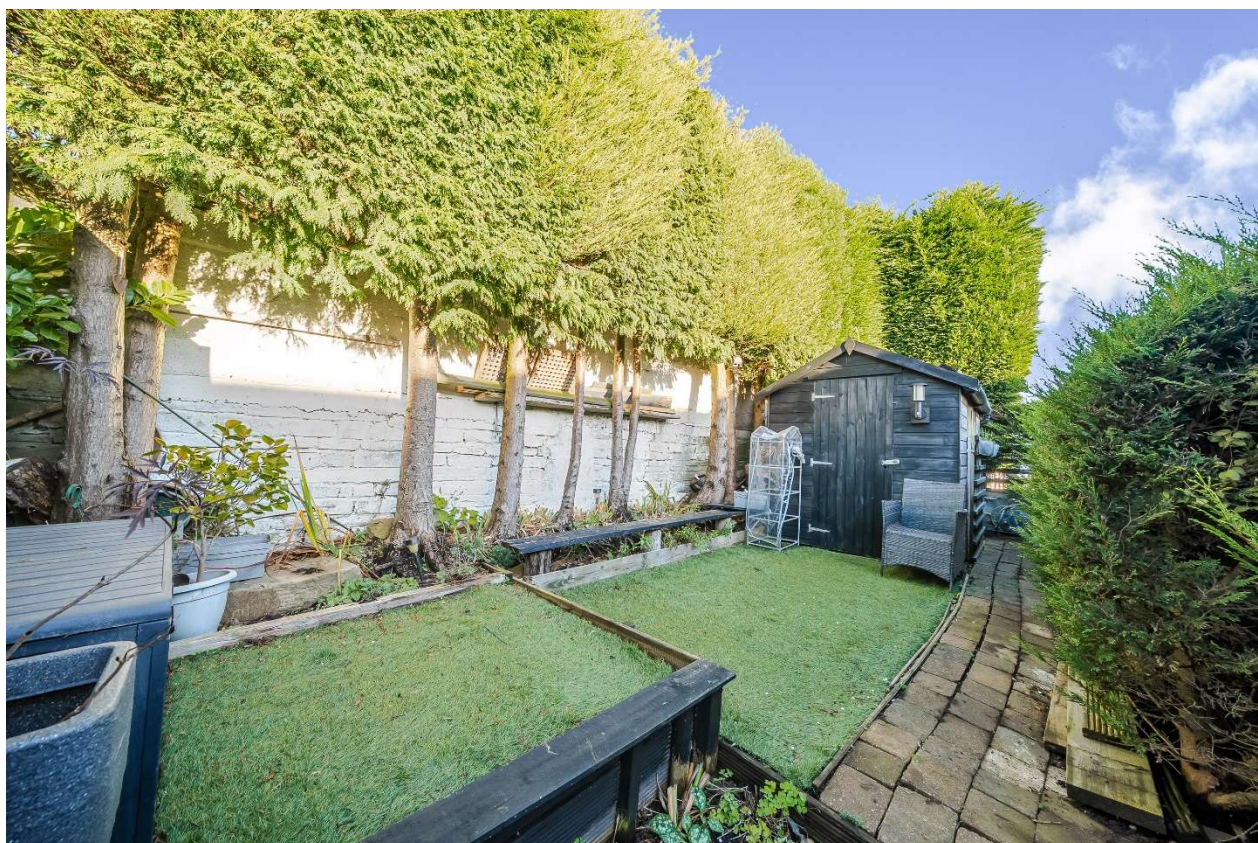


## GARDENS

To the front there is an area of astro turf together with gravelled area, together with planted shrubs. A screened pathway leads down the right-hand side where there is an outside cold-water tap, timber and glazed shed and timber hand gate opening onto the rear garden. To the rear there is an area of astro turf and decking with steps rising to a raised garden area which is screened by conifers and once again has astro turf together with a timber garden shed.









### **ADDITIONAL INFORMATION**

Heating- The property has a gas central heating system

Double Glazing- The property has pvcu double glazing

Property tenure – Freehold

Local authority – Kirklees

Council tax band – C

### **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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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

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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.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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## MAIN CONTACTS

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