



## 1 Oak Tree Avenue, Fenay Bridge, Huddersfield, HD8 0DG

Offers Over £160,000

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This charming two-bedroom home is beautifully presented and boasts spacious living areas, a generous terrace, and breathtaking views. Offered with no upper chain, the property features a well-appointed dining kitchen, a cosy lounge with a log-burning stove, and a low-maintenance garden — perfect for relaxing and enjoying the surrounding scenery.

#### Entrance Hall

A welcoming entrance hall with stairs leading to the first floor. A panelled glass door provides direct access to the lounge.

#### Lounge

A bright and spacious lounge featuring high ceilings and large double-glazed windows that frame stunning views. A log-burning stove adds character and warmth, making this an inviting space to relax. A door leads through to the dining kitchen.

#### Dining Kitchen

A well-presented kitchen/diner fitted with cream wall and base units, freestanding cooker, and plumbing for a washing machine. There's ample space for a dining table and chairs — ideal for entertaining. A pantry-style cupboard offers additional storage. A door leads out to the rear of the property.

#### Landing

The landing provides access to both bedrooms, the bathroom, separate WC, and loft hatch.

#### Bedroom One

A spacious double bedroom situated at the front of the property, featuring high ceilings, fitted wardrobes, and beautiful open views.

#### Bedroom Two

A second double bedroom positioned to the rear, also benefiting from high ceilings and large windows that flood the room with natural light.

#### Bathroom

Comprising a white suite with a panelled bath and overhead shower with a glass screen, plus a wash basin with vanity unit. An obscured window allows for natural light while maintaining privacy.

#### Separate WC

Stylishly finished with a modern low-level WC.

## Directions

### Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

### Council Tax Band

B

### EPC Rating:

D

