



48 Crosland Road, Oakes, HD3 3PA



SHERIDAN
BAILEY
PROPERTY



Fantastic family home in Oakes, Huddersfield. This extended family home offers excellent space and flexible ground floor accommodation to suit family life. The large open plan living space to the rear of the property offers a contemporary styled kitchen with a range of integrated appliances and kitchen island. The space also benefits from a sitting area as well as a dining area easily accommodating a 6-8 seater table and chairs with patio doors leading out to decking area and gardens. This property is not to be missed and early viewing is recommended

Asking price £315,000





Entrance Hall

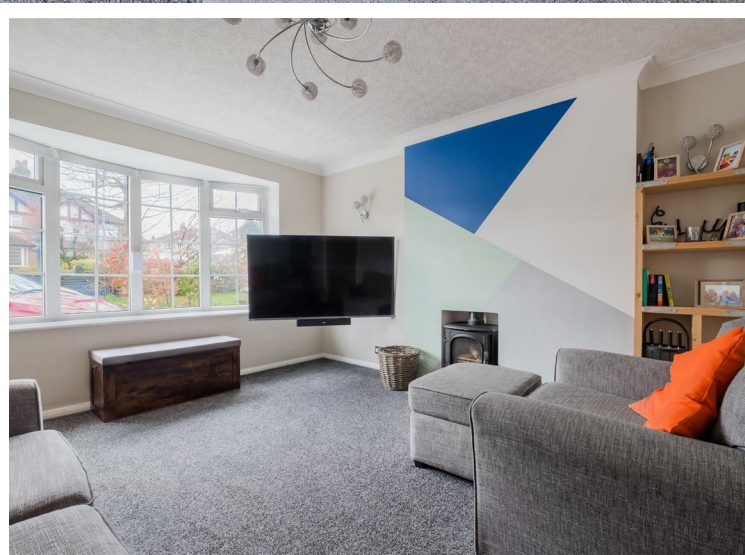
Welcoming tiled floor entrance hall with underfloor heating and built in cloaks storage. Staircase off to first floor landing and access to ground floor living accommodation.

Living Room

A light and spacious living room with large feature bow window. Wrought iron multi fuel fire and upright white contemporary style radiator. Great space for 2 double sofas and living room furniture.

Kitchen/ Dining / Family Room

An extension to the rear of the property has resulted in a fantastic space where the whole family can spend time together and where the indoors meets the outdoors with patio doors out the extensive decking area. This is the heart of the home. This space allows flexible living accommodation for future owners, however the size of the space currently accommodates a sitting area, large kitchen space and a dining area easily fitting a 6-8 seater dining table and chairs. The Kitchen is contemporary in style and is designed and fitted by local company DAVAL furniture. It comprises a range of matching slate grey wall and base units with wooden worktops. There is an abundance of preparation space and surfaces along with a feature island/breakfast bar. Integrated appliances include, washing machine, dryer, dishwasher, NEFF double electric /microwave combi oven and 5 burner gas hob with built in extractor and splashbacks. Stainless steel sink and drainer with mixer tap. There is also housing for an American fridge freezer. There is an abundance of natural light flooding into the space from the patio doors to the rear as well as a large feature window and a side elevation window in the kitchen area.



Downstairs WC

The property benefits from a downstairs WC just off the entrance hall with underfloor heating and extractor.

Stairs to first floor landing

Window to side elevation allows for good natural light onto the landing area. Access to partially boarded loft for storage with loft ladders.

Master Bedroom

Generously sized double bedroom with large window to front elevation. Ample space of a quadruple door wardrobe and bedroom furniture

Bedroom 2

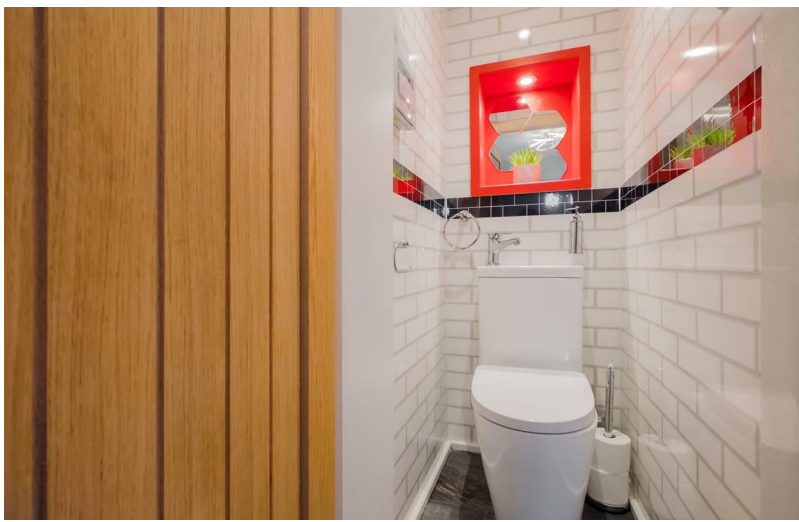
Good sized double bedroom with views to rear garden

Bedroom 3

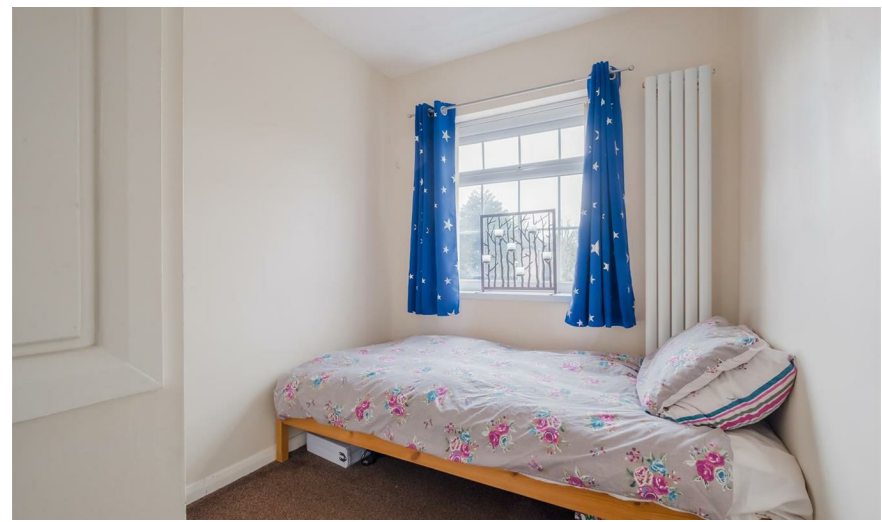
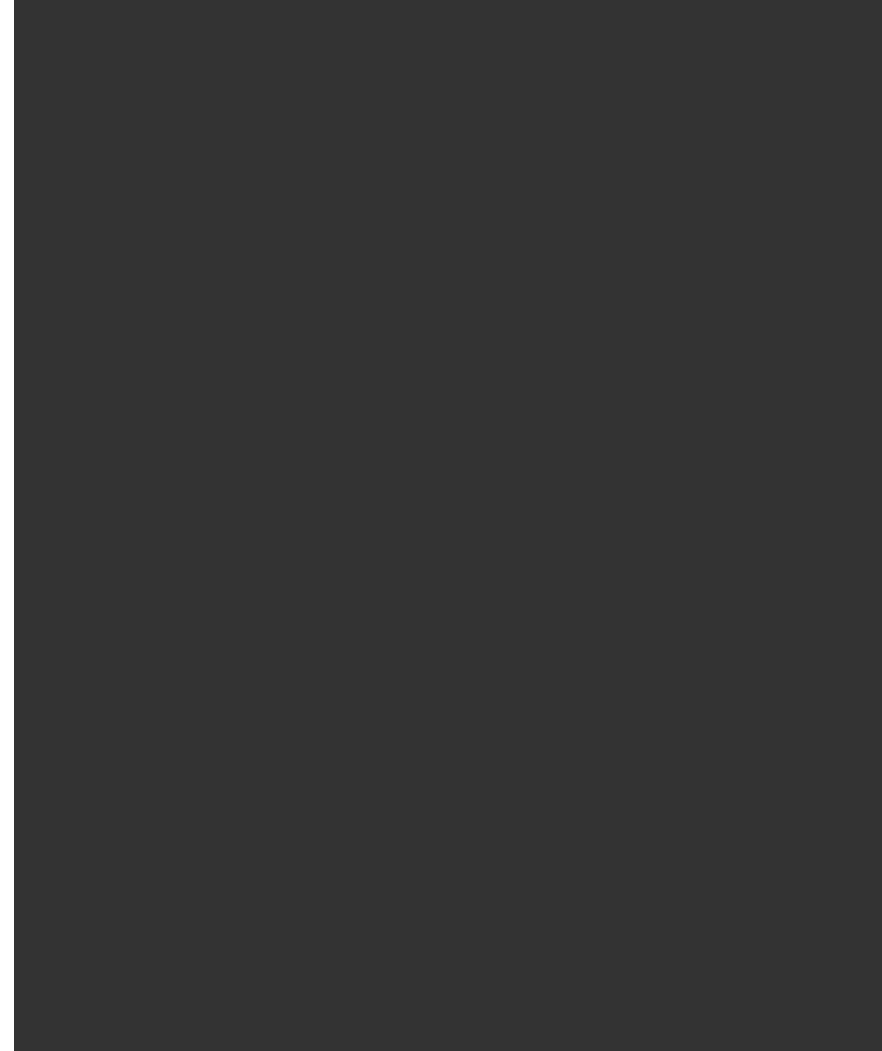
Single bedroom, upright contemporary radiator and window to front elevation.

External Areas

The property benefits from a large tarmac driveway with parking for up to 4-5 vehicles, plus a single detached garage towards the rear of the property. The garage door is electrically operated and has a power supply. The rear garden of the property is expansive with a large decking area immediately outside the patio doors, perfect for BBQ's and outdoor entertaining. Steps down lead to area of artificial lawn and then onward again to a further decked area at the back of the garden. This really is a good sized plot for the family.



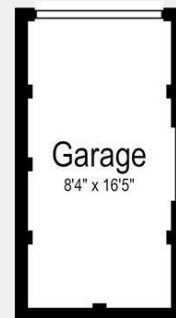
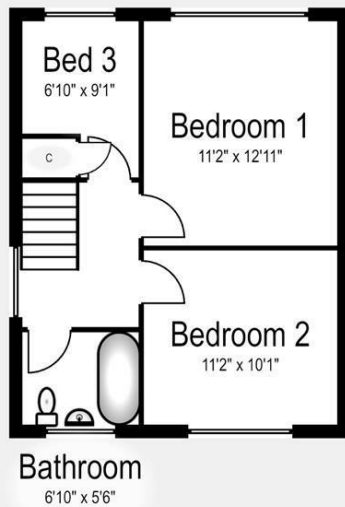
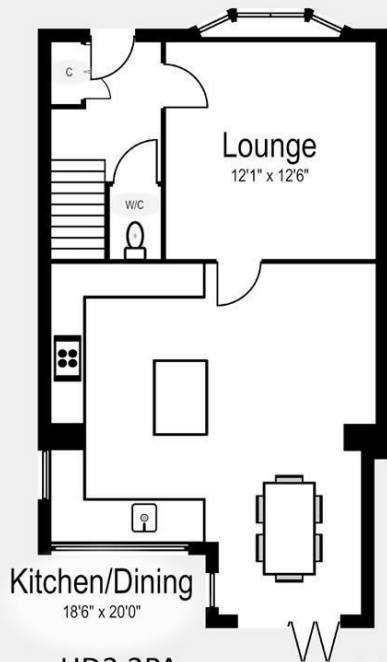






Front Ground

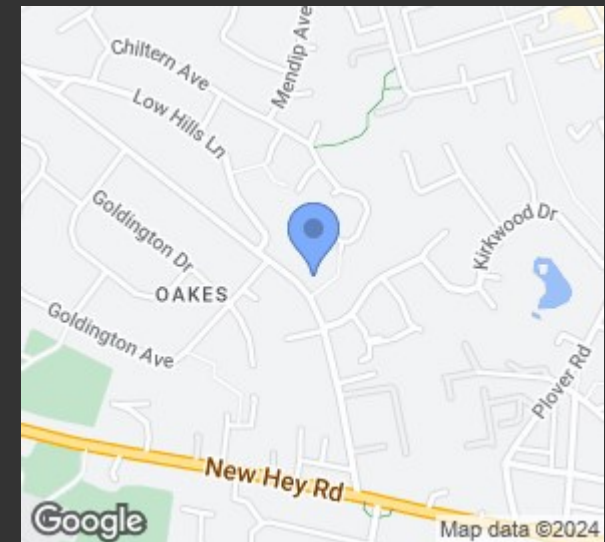
1st Floor



HD3 3PA
Internal - 1114ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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