



7 Jericho Way, Oakes, Huddersfield, HD3 3WZ



SHERIDAN  
BAILEY  
PROPERTY





Located on a cul de sac position this contemporary three double bedroom detached family home is not to be missed! Immaculate throughout. The property briefly comprises of spacious entrance hallway, utility, W/C, living room and kitchen dining room. To the first floor, three double bedrooms, house bathroom and en suite to bedroom one. To the outside the property has off road parking with driveway for 2 vehicles, a single detached garage and family sized fenced rear garden with patio area

Located in Lindley, with fantastic access to local amenities including shops, schools and road networks including minutes from the ever popular Lindley village the M62 for those commuting to Leeds or Manchester.

**Asking price £300,000**







### Entrance Hall

Spacious and welcoming entrance hall with window to side elevation.

### Living Room

Light and airy living room with triple window to front elevation. Ample room for 2 double sofas and occasional living room furniture

### Downstairs WC

The property benefits from a downstairs WC comprising contemporary tiled floor, WC and corner vanity wash handbasin. Extractor

### Kitchen/ Dining

The heart of any home is this spacious and modern Kitchen/Dining room, an excellent space for family living with French doors leading from dining area to patio and garden. The Kitchen comprises a range of white wall and base units with worktops over. Integrated appliances include 4 burner gas hob with splashback and extractor over, single electric oven, dishwasher and larder style fridge freezer. There is a 1.5 stainless steel sink and drainer with window looking out to rear garden area. The dining area has space for a 4 seater dining table and chairs

### Utility

Door leading from Kitchen area to great sized Utility room with a range of base units and worktops over. Space of tumble dryer.

### Staircase to first floor landing

Stairs lead to a spacious landing

### Master Bedroom Ensuite

Naturally lit room benefitting from triple windows to front elevation. Fitted floor to ceiling mirrored wardrobes. Access to ensuite



### Ensuite

Fully tiled ensuite with single shower and rainfall shower head, WC and wash handbasin, frosted window to front elevation.

### Bedroom 2

Good sized double bedroom, window to rear elevation

### Bedroom 3

Small double with window to rear elevation

### Bathroom

Modern bathroom comprising, bath, with electric shower and glass shower screen, WC, wash handbasin

### External Areas

The front of the property has a long double driveway leading to detached single garage with up and over door. There is also access to rear garden.

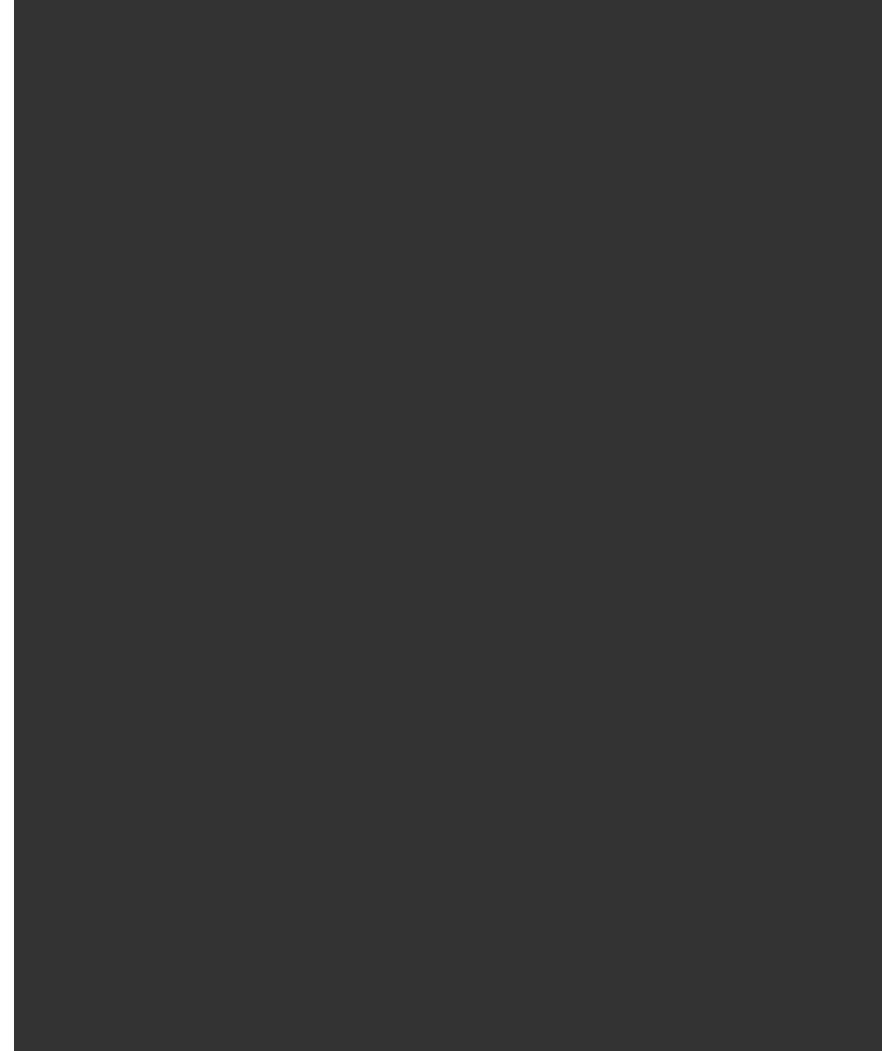
Rear garden is on two levels. French doors from dining area lead out to flagged patio area and steps lead down to garden area that is laid to lawn













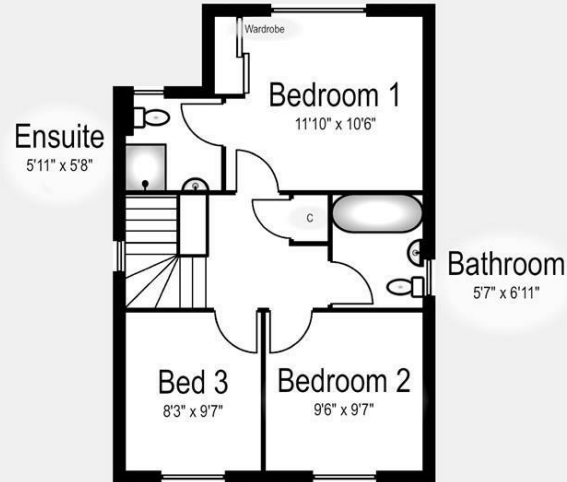
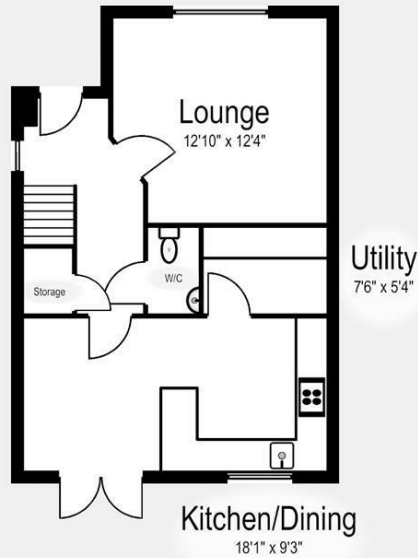


Front Ground

1st Floor

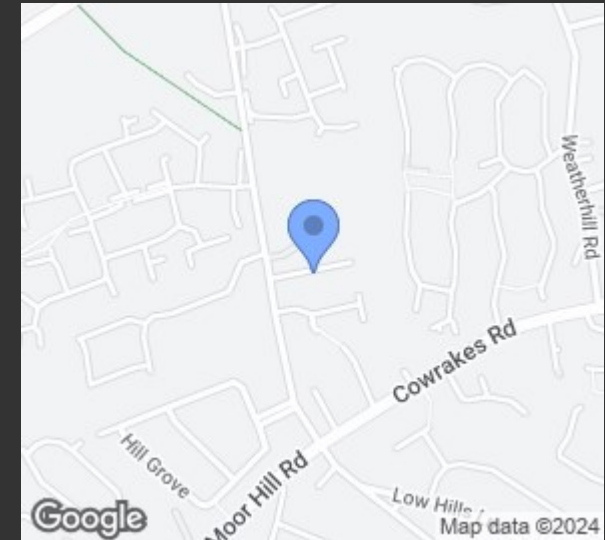


HD3 3WZ  
Internal - 1050ft<sup>2</sup>



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		82	
(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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