



**Oaklands Drive, Huddersfield HD5 8PR**

**welcome to**

## **Oaklands Drive, Huddersfield**

A rare opportunity to purchase a family home in Dalton, close to public transport routes, local schools and commuter links, whilst being located on a quiet, no-through road. Offered in a move-in ready condition with off-road parking, a garage and fabulous garden space.



### **Entrance Hall**

Spacious entrance hall with carpeted flooring, warmed by a central heating radiator.

### **Lounge**

15' 5" plus bay x 12' 2" ( 4.70m plus bay x 3.71m )

Spacious lounge with carpeted flooring, warmed by a central heating radiator and gas fireplace. With lots of natural light from a large double glazed window to the front.

### **Kitchen**

18' 1" x 9' 1" ( 5.51m x 2.77m )

Spacious kitchen/diner with ample space for dining table and chairs. Warmed by a central heating radiator. Modern and move in ready wood effect laminate flooring, fitted with a range of base and wall units and laminate worktops. With space for a gas hob and oven, with a utility cupboard providing space for washing machine and tumble dryer. Double glazed French doors and window to the rear of the property, opening onto the garden.

### **First Floor Landing**

Carpeted landing with a double glazed window to the side, access to the loft via lost hatch which is boarded with a ladder.

### **Bedroom One**

11' 7" x 12' 1" ( 3.53m x 3.68m )

Spacious double bedroom with carpeted flooring, warmed by a central heating radiator. Lots of storage via integrated wardrobes. Double glazed window to the rear.

### **Bedroom Two**

10' 11" x 9' 8" plus doorway ( 3.33m x 2.95m plus doorway )

Another good sized double bedroom with carpeted flooring, also with integrated wardrobes which provide lots of storage. A double glazed window to the front, and warmed by a central heating radiator.

### **Bedroom Three**

6' 11" x 8' ( 2.11m x 2.44m )

Good sized single bedroom with a double glazed window to the front. Warmed by a central heating radiator and with an integral cupboard.

### **Bathroom**

Modern and move in ready family bathroom with wood effect laminate flooring and tiled walls. Fitted with a P-shaped bath with shower over, low flush WC and wash hand basin with vanity cupboards. Warmed by a heated towel rail.

### **External Front Garden**

The front garden has a large tarmac drive and path leading up to the house, plus a lawned area which is enclosed by wall, hedge and timber fence.

It also provided access to the garage which has full power and lighting, with an up and over door and fitted with an external tap.

### **Rear Garden**

The rear garden consists of a large lawned area with a patio as well. Enclosed by a timber fence.



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## **Oaklands Drive, Huddersfield**

- **\*\*GUIDE PRICE £230K-£240K\*\***
- Move-in ready With Generous room sizes
- No-through road
- Off-road parking and garage
- Close to schools and amenities, Good public transport links

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**william h brown**



**01484 542072**



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



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**