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## New Hey Road, Oakes Huddersfield, Yorkshire

**Offers over £120,000**

This back-to-back rear terraced property is ready for immediate occupation with fresh neutral decor throughout. It is located in a well-regarded and easily accessible location with excellent local transport, well-regarded schooling, and a hospital close by. The accommodation comprises an entrance lobby and a large open-plan living kitchen on the ground floor, along with three bedrooms and a stylish shower room on the first floor. There is a useful cellar. The property benefits from gas fired central heating system and uPVC double glazing. Externally, there is an enclosed garden which is a good size for this style of terrace.

**\*\*OFFERED WITH NO UPPER CHAIN\*\***

**\*\*RECENTLY MODERNISED\*\***

New Hey Road, Oakes  
Huddersfield, Yorkshire

Floorplan



GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 sq.m.) approx.

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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# New Hey Road, Oakes Huddersfield, Yorkshire

## Details



### Entrance Lobby

An new external entrance door with two opaque panels and a matching over-light gives access into the entrance lobby. There is a staircase with a decorative archway rising to the first floor accommodation, along with a radiator. The decoration is particularly crisp and fresh, with neutral colours and new grey carpeting. On the right hand side, an new internal door opens into the living kitchen.

### Living Kitchen

This room is of a particularly good size, with a brand new large uPVC window overlooking the garden. There is a stove-style fire on a raised hearth, contemporary style units at high and low level with brick-style tiled splash-backs, a four-ring gas hob and built-in oven with a canopy style filter hood, and a stainless steel sink with mixer tap. There is space for freestanding appliances and plumbing for an automatic washer and dishwasher. The room can accommodate a good amount of furniture, and there is an additional high-level uPVC side window and a radiator. Steps lead down to a useful storage cellar with a keeping table.



### First Floor Accommodation

By extending over the archway, the first floor accommodation is larger and the three bedrooms have neutral decor and new grey carpeting.

### Bedroom One

This double bedroom has a uPVC window and a radiator. The room can accommodate a good amount of fitted or freestanding furniture.



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## Details



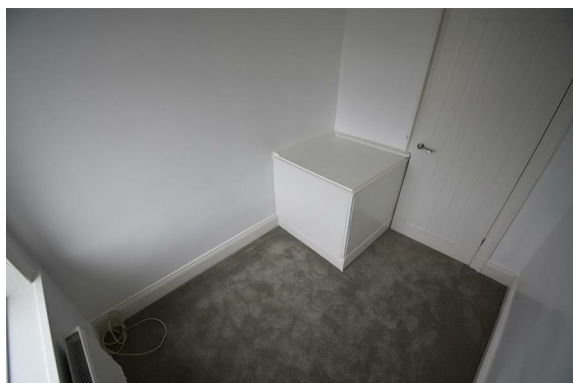
### Bedroom Two

This double bedroom runs the full length of the property and has a new uPVC window and radiator.



### Bedroom Three

This single bedroom has a uPVC window and a new radiator.



### Shower Room

The brand new contemporary shower room has a double shower cubicle with a hand-held shower attachment and a waterfall-style shower fitting. There is a rectangular hand basin with storage cupboards below and a low-level WC. The walls are tiled, and the clad ceiling incorporates down-lighting. Also in this room is the Ideal boiler for the gas-fired central heating system, along with a radiator.



### External Details

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## Details



The property is a back-to-back and is accessed through an archway. There is an enclosed, low-maintenance garden with planted flower beds. The area is ideal for outdoor eating and entertaining, and could be redesigned to be more family-friendly if deemed necessary.



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Directions

