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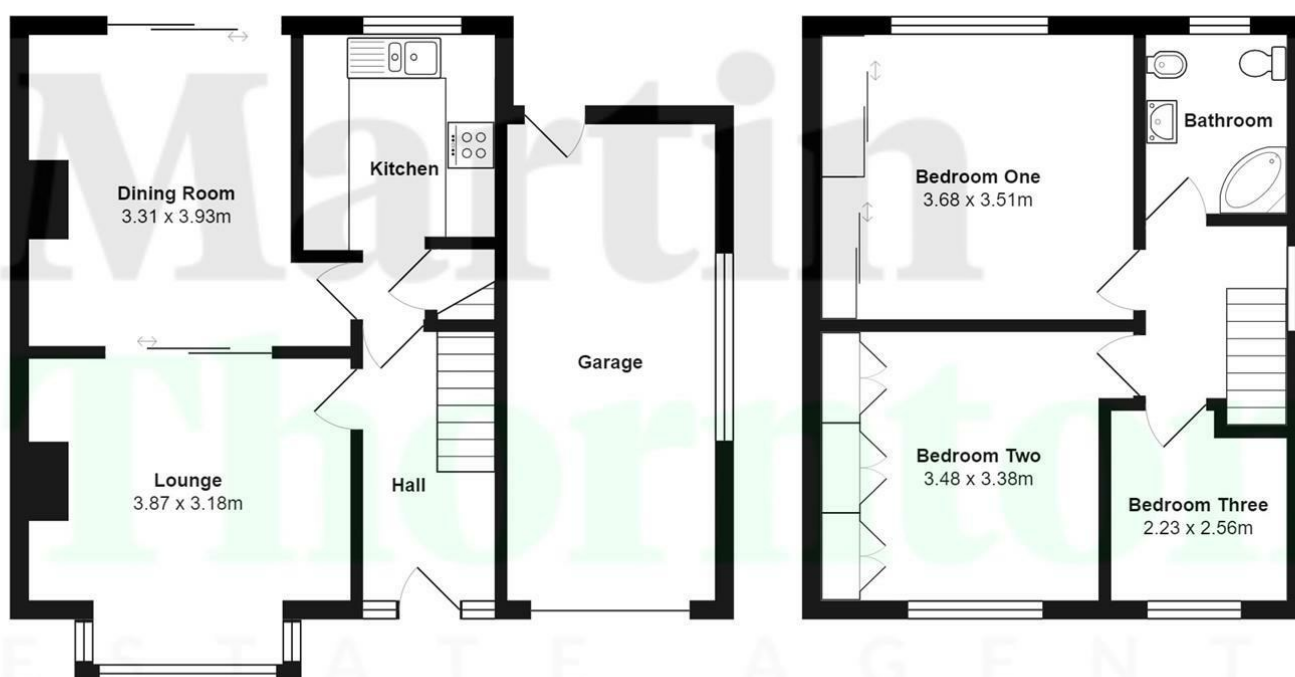
Burniston Drive, Oakes Huddersfield,

**Offers in the region of
£240,000**

Located in this well regarded and highly accessible area is this three-bedroomed semi-detached home with two separate reception rooms, a double width driveway and an enclosed south-east facing rear garden. Offering ideal family accommodation, access to well regarded local schooling, amenities and an ideal commuting base with ease of access to the M62. The accommodation comprises an entrance hallway, living room, kitchen with integrated appliances and dining room on the ground floor. On the first floor are three bedrooms and the house bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, the driveway provides side-by-side parking and access to the attached garage. The rear garden is a real selling feature, being enclosed with a good amount of privacy and a south-easterly aspect making it a real sun trap. The property offers excellent potential, with many neighbouring houses having extended their accommodation.

**Burniston Drive, Oakes
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Burniston Drive, Oakes Huddersfield,

Details



Entrance Hallway

A composite door with decorative leaded and glazed panels and opaque side screens gives access to the hallway. The staircase has storage beneath the rises to the first floor accommodation. There is a wall light point, coving to the ceiling and a radiator. A timber and glazed door gives access to the living room.



Living Room

This reception room is positioned at the front of the property and has a bay incorporating uPVC glazing. There is a fire surround with matching inlay and hearth, home to a living flame effect gas fire. The room has coving to the ceiling, a radiator and timber and glazed doors leading through to the dining room.



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Details



Kitchen

Accessed via a timber and glazed door from the hallway, the kitchen is positioned at the rear of the property. There is an array of wall cupboards and base units with working surfaces and a two and a half bowl stainless steel sink with a single mixer tap. Integrated appliances include a halogen hob, electric fan oven, fridge freezer and washing machine. There are part tiled surrounds, oak style laminate flooring, a useful pantry with shelving and a rear uPVC window overlooking the garden. A timber and glazed door gives access to the dining room.



Dining Room

Positioned at the rear of the property, this room has sliding patio doors and a most pleasant outlook over the garden with a south easterly aspect. Buyers may see the opportunity to create a larger dining kitchen by removing the dividing wall, but the room at present can accommodate a good sized dining suite. There is coving to the ceiling and a radiator.



First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a uPVC side window. A timber ladder gives access to a useful loft area which is partly boarded for storage.

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Details



Bedroom One

This double bedroom is positioned at the front of the property and built-in wardrobes with part mirror fronts, hanging and shelving. The room can accommodate fitted or freestanding furniture and has a uPVC window and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and enjoys a south easterly aspect with pleasant long distance views. There are mirror fronted wardrobes incorporating hanging and shelving and also home to the condensing boiler for the central heating system. There is also a radiator.



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Bedroom Three

This single bedroom is positioned at the front of the property and has a built-in cupboard, a uPVC window, coving to the ceiling and a radiator.



Bathroom

The bathroom has a four-piece suite comprising a corner bath with a Mira wall-mounted shower, a pedestal wash hand basin, a low-level WC and a bidet. There is tiling to the walls and floor, recessed ceiling lighting, an obscure uPVC window and a radiator.



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External Details

At the front of the property is a perimeter wall with wrought iron gates providing access to the driveway which widens to double width providing side-by-side parking and access to the garage. There is a level lawned garden and external lighting. At the side of the garage is a wrought iron gate, a timber shed and a second timber gate gives access to the rear garden. The rear garden is enclosed by perimeter fencing and enjoys a south-easterly aspect, meaning that it can be a real sun trap, and enjoys a good amount of privacy. There is a seating area that can be accessed from the patio doors in the dining room and an adjoining lawned garden with a further seating area at the bottom end. There are well presented flower and shrub beds and borders, external lighting and water.



Garage

The garage has a Hormann up-and-over door, power and lighting. There is a rear personal door, a side uPVC window and a sink unit with cold water supply. There is also a useful inspection pit.



Burniston Drive, Oakes Huddersfield,

Directions

