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Westfield Avenue, Oakes Huddersfield, Yorkshire

Offers over £550,000

MARTIN THORNTON PLATINUM

Standing at the end of a small cul-de-sac, occupying a level corner plot with a south-easterly rear aspect, The Gables is a spacious and well appointed stone built family home. The property has a detached garage which incorporates a self contained studio style annex which would be ideal for a variety of uses. Only by an internal inspection can the position, accommodation and standard of presentation throughout be truly appreciated. The property is close to local schooling, hospital and amenities within the Salendine Nook shopping centre as well as having ease of access to the M62. The accommodation comprises a large entrance hallway incorporating a downstairs WC and utility, living room, sitting room with adjoining breakfast kitchen with integrated appliances and wood burning stove and home office with bespoke furniture. On the first floor are three double bedrooms (one with en suite shower room) and a high spec house bathroom with underfloor heating. On the top floor is the fourth bedroom with an en suite shower room. There is a gas-fired central heating system, alarm system and uPVC double glazing. Externally, there is side-be-side parking on the tarmac driveway and garage area with an automatic roller door. Part of the garage has been converted, retaining space for a single car, storage and workbench, into a self contained duplex style studio with a utility, breakfast kitchen and shower room on the ground floor. The first floor has a living space with an adjoining sleeping area. There are pleasant seating areas and a lawned side garden. To the rear of the property is a vegetable garden.

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Floorplan



Ground Floor

First Floor

Second Floor

Total floor area 168.2 m² (1,810 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Entrance Hallway



An external composite door with uPVC windows on either side gives access to the entrance hallway. There is a useful storage area for shoes and coats beneath the staircase. Two steps lead up to the main section of the hallway, where a fabulous staircase with turned spindles and handrail rises to the first floor accommodation. There is oak style laminate flooring, a radiator and multi-panelled timber and glazed doors leading to the living room. A further door leads to the side hallway area.

Side Hallway

There is a continuation of the flooring, a further storage area, a composite door and a second radiator.

Living Room



This reception room is positioned at the rear of the property

and enjoys a south-easterly aspect, making it particularly light and bright. It has a series of five uPVC windows with stone mullions and the focal point of the room is a stone hearth on which stands a living flame gas stove. There is recessed shelving, a plate rail, a wall light point, a radiator and the room can accommodate a good amount of furniture.

Sitting Room



Accessed from the hallway via the timber and multi-panelled doors, this room works particularly well with the adjoining breakfast kitchen which in essence creates a large open plan eating, entertaining and sitting room. There is Karndean flooring that continues through into the breakfast kitchen area and this room serves as a second sitting or formal dining area. The room has a dual aspect with front and side uPVC windows with stone mullions along with provision for a wall mounted TV and a radiator. A wide opening leads through to the breakfast kitchen.

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Breakfast Kitchen



This room is particularly light and bright, creating an open plan eating and entertaining space. It has a dual aspect with rear and side double glazed windows and French doors out onto the side patio. The focal point of the room is a superb wood burning stove. There is an array of wall cupboards and base units with granite worktops and matching upstands, a sunken one-and-a-half bowl stainless steel sink and a grooved draining area. The granite also extends into the rear window. There is a large island unit incorporating further storage cupboards and the granite worktops extend to create a large breakfasting area. Appliances include Bosch side-by-side twin ovens, a wide Bosch induction oven and a canopy style filter hood. There is an integrated AEG microwave, provision for an American style fridge freezer and plumbing for a dishwasher. There is a continuation of the Karndean flooring, under unit lighting, LED ceiling downlighting and a radiator.

Study



This large home office is positioned at the front of the property with broad uPVC windows with stone mullions. A particular feature are the glass bricks which provide further lighting from the hallway. There is built-in shelving and a continuation of the oak style laminate flooring.

Downstairs WC



This room has a two-piece suite comprising a wall mounted hand basin with tiled splash back and a low-level WC. There is oak style laminate flooring along with built-in storage and housing for the boiler for the central heating system. There is LED downlighting, an obscure uPVC side window and a radiator.

Half Landing Area

The staircase rises to a half landing area which incorporates

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a bay with uPVC glazing. The staircase then rises to the first floor landing.

First Floor Landing



The landing has a storage cupboard beneath the staircase which rises to the top floor. There is also a radiator.

Bedroom One



This large double bedroom is positioned at the rear of the property and is particularly light and bright enjoying a south-easterly aspect. The room has five uPVC windows with stone mullions along with cornice style coving and a picture rail. There is plenty of space for fitted or freestanding furniture and a radiator.

Bedroom Two



This large double bedroom is positioned at the front of the property and has the advantage of its own en suite. There are three uPVC windows with stone mullion, a picture rail and a radiator.

En Suite Shower Room



This room has a double shower cubicle with an aqua boarded interior and a Triton independent shower, a wall mounted hand basin and a low-level WC. The walls and floor are tiled and there is an opaque uPVC rear window.

Bedroom Three

This double bedroom has three uPVC windows with stone mullions, a built-in storage cupboard/wardrobe with hanging rail and a picture rail. The room can accommodate a good amount of fitted or freestanding furniture and has a radiator.

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House Bathroom

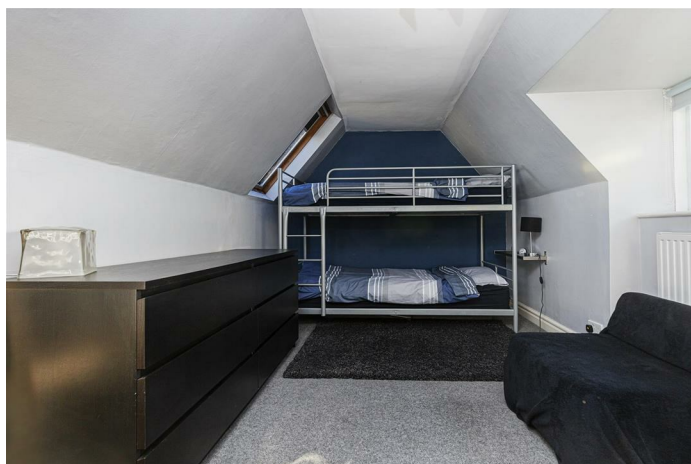


With electric under floor heating, the spacious bathroom has a four-piece suite and a dual aspect with rear and side uPVC windows. There is a walk-in shower cubicle with an overhead waterfall style shower fitting and a hand held shower attachment. The freestanding double ended bath has wall mounted taps and a hand held shower attachment. There is a wide rectangular trough style hand basin with storage cupboards below and a low-level WC. There is full height tiling within the shower cubicle, half height tiling to the remaining walls along with a recessed alcove for toiletries and a mirror. The room also has LED ceiling lighting, an extractor fan and an upright chrome ladder style radiator.

Top Floor

From the landing, a staircase rises to the top floor where there is a further bedroom and en suite.

Bedroom Four



This good sized bedroom enjoys a dual aspect with a Velux window and a uPVC window that enjoys long distance rooftop views across the valley towards Slaithwaite and Marsden. There is access to the eaves and a radiator.

En Suite Shower Room



This room has a wall mounted hand basin with a mirror above, a low-level WC and a shower cubicle with a tiled interior and a Triton electric shower. There is a uPVC window and a Velux window also enjoying long distance views. The room has oak style laminate flooring and twin upright chrome ladder style radiators.

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External Details



The property is positioned at the end of a no through road. At the front of the property are stone flagged seating areas, coloured slate and external water. At the side of the property is a stone flagged pathway and a timber gate giving access to the garden. On the opposite side, there is access to the garage and the principal garden which has a good sized lawn, a stone flagged patio area and an external power supply. The property enjoys a south-easterly aspect, meaning that this lawned garden area and patio enjoys the afternoon and evening sun. There are trees, flowers and shrubs with a corner seating area. To the rear of the property is a greenhouse and large vegetable garden area along with a further lawned area.

Garage



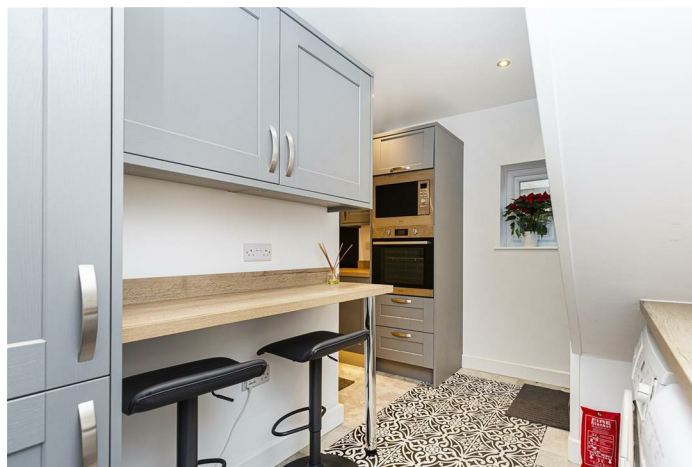
There is parking for several vehicles side-by-side on the

tarmac driveway. An automatic roller shutter style door gives access to the garage which has power and lighting as well as a composite and glazed side personal door.

Garage Studio Apartment



Kitchen and Utility



A side composite door with an opaque glazed panel gives access to the annex's L-shaped breakfast kitchen and utility area. There are contemporary fitted units in grey contrasting wood effect worktops and matching upstands along with a breakfast bar and two buffets. There is LED lighting and a rear uPVC window. The area has a feature quartz sink with a mixer tap, a two-ring hob with splashback and contemporary filter hood, an integrated combination microwave oven and an electric fan oven below. There is plumbing for an automatic washer, space for a condensing

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dryer and space for a freestanding fridge freezer. There is floor tiling and a wall mounted electric heater. At the far end of the kitchen, a sliding door gives access to the shower room.

Shower Room



This has a quadrant style shower cubicle with curved doors, a tiled interior, an overhead waterfall style shower fitting and a hand held shower attachment. There is a rectangular hand basin with storage cupboards below and a low-level WC. The room has an upright electric towel heater, a wall mounted fan heater and an opaque uPVC window.

First Floor Living & Sleeping Area

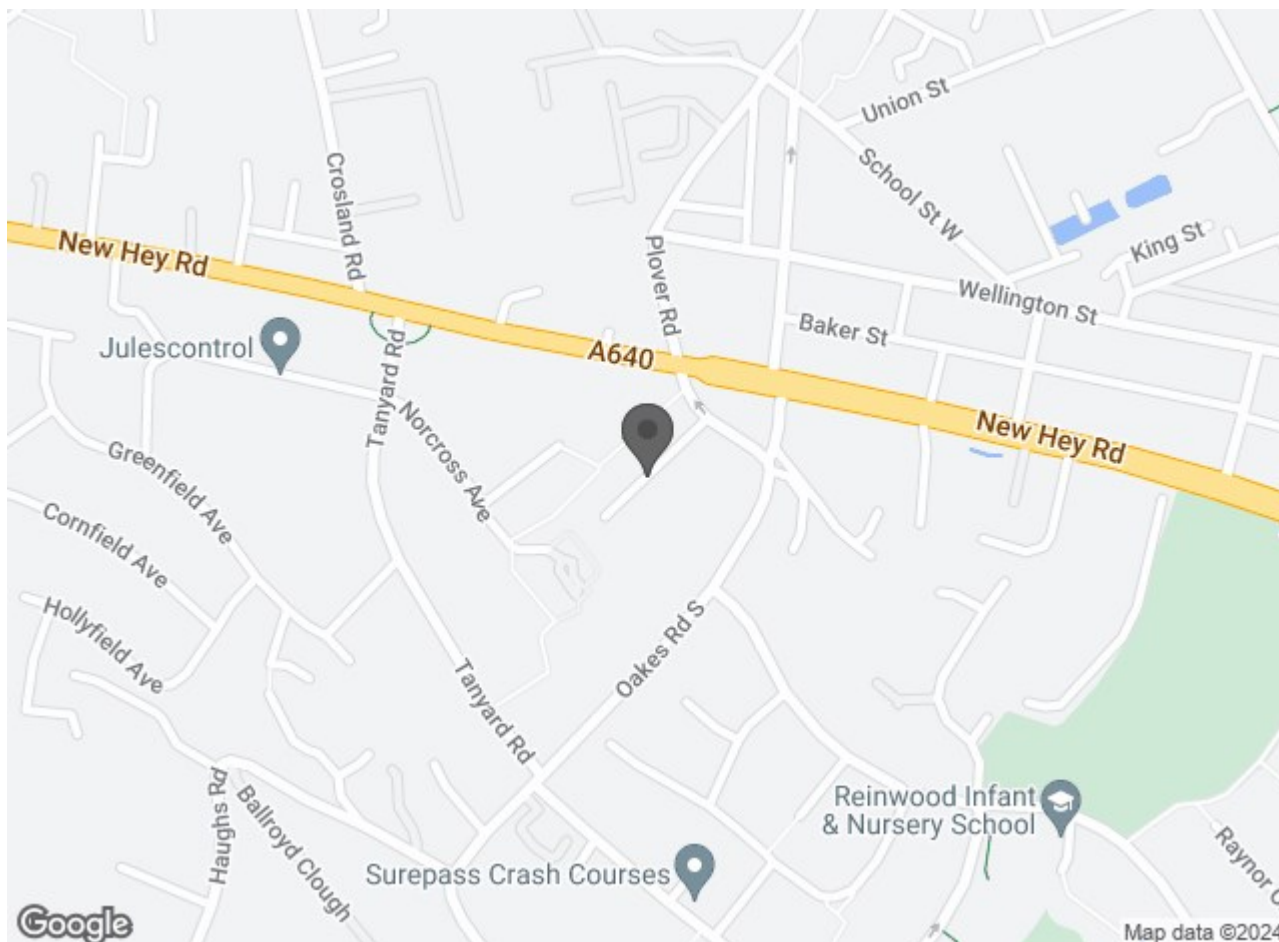
A staircase rises to the first floor where there is a living area that is particularly light and bright with two large Velux windows. The space is neutrally presented with a fresh crisp feel having grey laminate flooring and a wall mounted electric heater. There is the adjoining sleeping area which can accommodate a double bed with recessed shelving and light points. There is a continuation of the grey laminate flooring, provision for a wall mounted TV and built-in hanging rails within the angled ceiling. The room also has a rectangular hand basin with shelved storage below and a uPVC window.

Tenure

The vendors have informed us that the property is Freehold.

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Directions



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3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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