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**Langley Terrace, Oakes
Huddersfield, Yorkshire**

Offers over £525,000

MARTIN THORNTON PLATINUM

This is a superb example of an early Edwardian end of terrace property which blends character features with contemporary and stylish presentation throughout. The property is a perfect commuting location with ease of access to the motorway, the village of Lindley, well regarded local schooling and Huddersfield Royal Infirmary. The accommodation is arranged on three levels with an additional useful basement comprising two rooms. There are well presented gardens and a stone built outhouse, garage and large carport for two vehicles. The property has been upgraded and redesigned and comprises an entrance porch, L-shaped entrance hallway, downstairs WC, living room with wood burning stove, open plan dining kitchen with integrated appliances and a large garden/sitting room with orangery style roof. On the first floor are three bedrooms and the house bathroom and, on the top floor, two further double bedrooms and a shower rooms. There is a gas-fired central heating system with a Smart thermostat, majority uPVC double glazing with some single glazing and secondary glazed units, a security system and solar panels. Externally, there are formal gardens as well as use of the communal ground which are held in Trust by the residents of Langley Terrace. This wonderful family home requires a detailed inspection.

Langley Terrace, Oakes Huddersfield, Yorkshire

Floorplan



Total floor area 149.5 m² (1,609 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

Langley Terrace, Oakes Huddersfield, Yorkshire

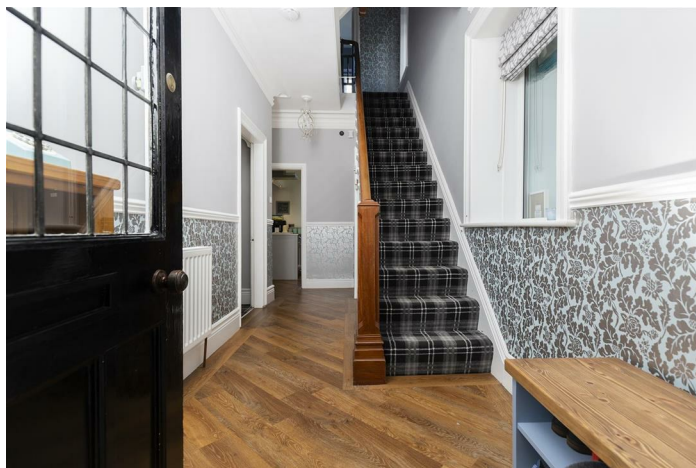
Details



Entrance Porch

An external entrance door with an opaque glazed panel gives access to the entrance porch, which provides useful shoe and coat storage. From here, a beautiful timber and leaded glazed door leads into the hallway.

Hallway



Of particular note is the Karndean flooring which continues through the hallway and into further rooms. A staircase with feature newel post and handrail leads up to the first floor and steps lead down to the basement level. A uPVC window overlooks the garden room/play room. The high ceiling has deep cornice coving and there is detailed internal joinery with high skirting boards, dado rails and detailed door architraves. There is a radiator and the hallway continues around to the right hand side to a rear hallway area.

Rear Hallway



This has a useful built-in storage cupboard, Karndean flooring and a second radiator. A rear composite door serves as everyday access to the rear garden and garage. There is LED downlighting and a downstairs WC.

Downstairs WC



This has automatic censored downlighting and a two-piece suite comprising a trough-style hand basin with splashback and a low-level WC. There is an extractor fan, Karndean flooring and a radiator.

Langley Terrace, Oakes Huddersfield, Yorkshire

Details



Living Room



Positioned at the front of the property is this wonderfully proportioned reception room which is particularly light and bright, enjoying a southerly aspect and maximising the natural lighting. The high ceiling has deep cornice coving and further detailed joinery with a picture rail and deep skirting boards. There is a fabulous fire surround with a slate hearth and feature fender, home to a Chesney's wood burning stove. The room can accommodate a good amount of furniture and has a radiator.

Dining Kitchen



Positioned at the rear of the property, this is certainly a statement room having been upgraded and redesigned in recent times. The room is particularly light and bright having twin mullioned windows with secondary glazing. This is a sociable open plan eating and entertaining area with a

wealth of stylish units to high and low levels with LED lighting within the plinth boards. There are quartz work surfaces with matching up-stands and a sunken one-and-a-half bowl Franke sink with mixer tap. Integrated appliances include side-by-side Neff ovens with an oak work surface, a Neff induction hob and a dishwasher. There is housing for an American style fridge freezer with water feed and extensive storage on either side. Above the induction hob is a ceiling mounted, illuminated filter hood and there is further LED lighting. As shown by the photographs, the dining area can easily accommodate a good sized formal dining table and has Karndean flooring throughout. The room also has a shelved display unit and a radiator.

Garden/Play Room



This is a wonderful addition to the home and is particularly light and bright with three uPVC windows and bi-fold doors. The room has a high orangery style glazed roof and could be used as a sitting room, garden room, play room, etc. It has Karndean flooring, LED downlighting and two radiators.

Basement

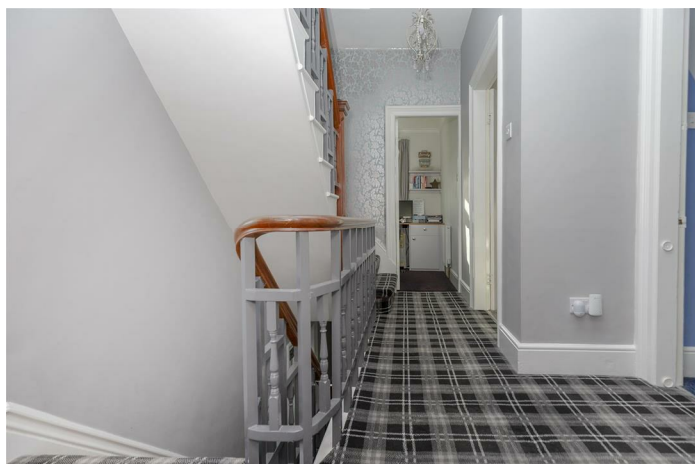
From the hallway, steps lead down to the basement which comprises two rooms and offers further potential with its high ceiling. There is a wooden double glazed window to the front elevation, a sink unit with hot & cold supply, plumbing for an automatic washer and space for additional appliances such as a tumble dryer or further fridges and freezers. The second rear room houses the boiler for the central heating system and a cylinder.

Langley Terrace, Oakes Huddersfield, Yorkshire

Details



First Floor Landing



From the hallway, the staircase rises to the first floor landing which gives access to the bathroom and three bedrooms. A staircase rises up to the top floor and there is a side uPVC window and a radiator. This area is stylishly presented.

Bedroom One



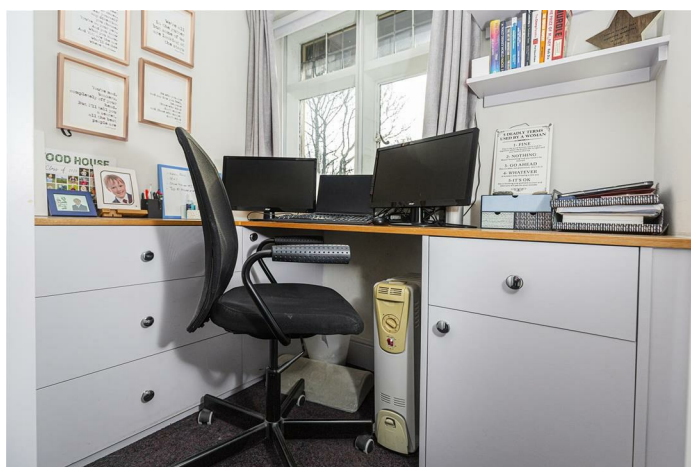
This very spacious master bedroom is positioned at the front of the property and enjoys a southerly aspect with lovely views. There is built-in Daval furniture comprising wardrobes, cupboards, bedside cabinets, a display plinth incorporating lighting a matching freestanding dressing table. There is also a picture rail and a radiator.

Bedroom Two



This large double bedroom is positioned at the rear of the property and has stone mullioned windows with secondary glazing and a picture rail. The room can easily accommodate a good amount of fitted or freestanding furniture and has a radiator.

Bedroom Three



This single bedroom is currently used as a home office/study and has a built-in wardrobe with hanging rails and a desk with drawers and cupboards. The room has a mullioned window with a southerly aspect and a secondary glazing along with a radiator.

Langley Terrace, Oakes Huddersfield, Yorkshire

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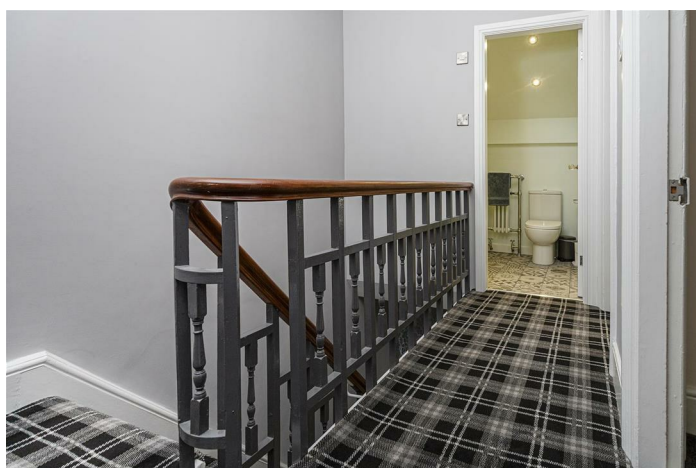


Bathroom



The spacious house bathroom has a four-piece suite. The roll top bath has a floor mounted mixer tap which incorporates a hand-held shower attachment. There are two wash hand basins with mixer taps and storage beneath. The large double shower cubicle has a curved door, a waterfall style shower fitting and a hand-held shower attachment. There is also a low-level WC. Within the shower cubicle, there is brick style tiling with half height tiling to the remaining walls. The room has LED lighting, floor tiling and a mullioned rear window with secondary glazing. There is a wall mounted combination radiator/towel heater.

Top Floor Landing



From the landing, a staircase rises to the top floor landing area. This has useful built-in storage with shelving and a Velux window. Presented to a very high standard, the

landing gives access to bedrooms four and five along with the shower room.

Bedroom Four



Positioned at the front of the property, this is a large double room with a southerly aspect via uPVC windows. The room can easily accommodate a good amount of fitted or freestanding furniture and has access to a useful storage area behind the shower room along with two radiators.

Bedroom Five



Positioned at the rear of the property, this is also a double room and has access to useful eaves storage. There is a Velux window and a radiator.

Langley Terrace, Oakes Huddersfield, Yorkshire

Details



Shower Room



There is a three-piece suite comprising a shower cubicle with a waterfall style shower fitting and a hand held shower attachment, a trough style hand basin with storage below and a low-level WC. The room has LED lighting, an electric shaver point, floor tiling and a combination radiator/towel heater.

External Details



There are heavy stone gateposts through which access can be gained and a stone built detached garage with Hormann up-and-over door. To the side of this is a large sturdy timber canopy style carport and, to the rear of this, vegetable plots. A stone flagged pathway leads to the rear of the property. There is a perimeter wall and a shaped level lawn with flowerbeds. To the other side is a large, paved seating area which is a real sun trap. There is timber seating and raised

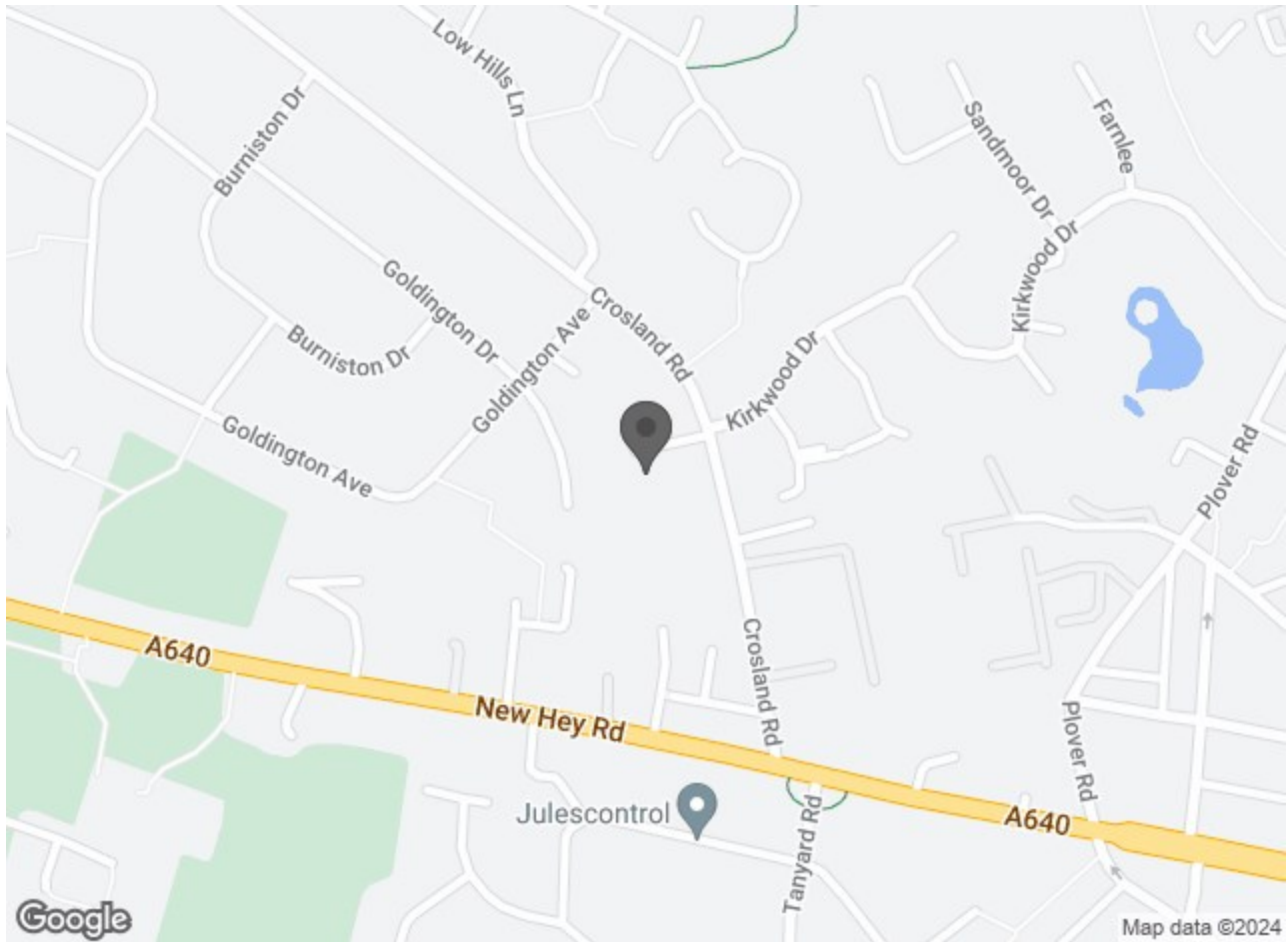
planted beds and borders along with a stone built outhouse with a patio door and a radiator which would make an ideal office area, hobby room or games room, etc. There is external water and lighting along with a canopied area above the rear entrance door which serves as everyday access and gives shelter from the elements. To the side of the property, the paved pathway continues with external power sockets, leading round to the front of the property. The front of the property enjoys a southerly aspect with a central stone flagged pathway and lawns on either side. There is outside water and lighting, laurel hedging and a path which gives pedestrian access to the adjoining properties. Beyond this is a further lawned garden area, open plan with the adjoining neighbours, with shrubs and trees. Beyond the railing fence are the communal grounds which are boarded by mature trees and are held in Trust by the residents of Langley Terrace.

Tenure

The vendor has informed us that the property is Freehold.

Langley Terrace, Oakes Huddersfield, Yorkshire

Directions



Langley Terrace, Oakes Huddersfield, Yorkshire

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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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