

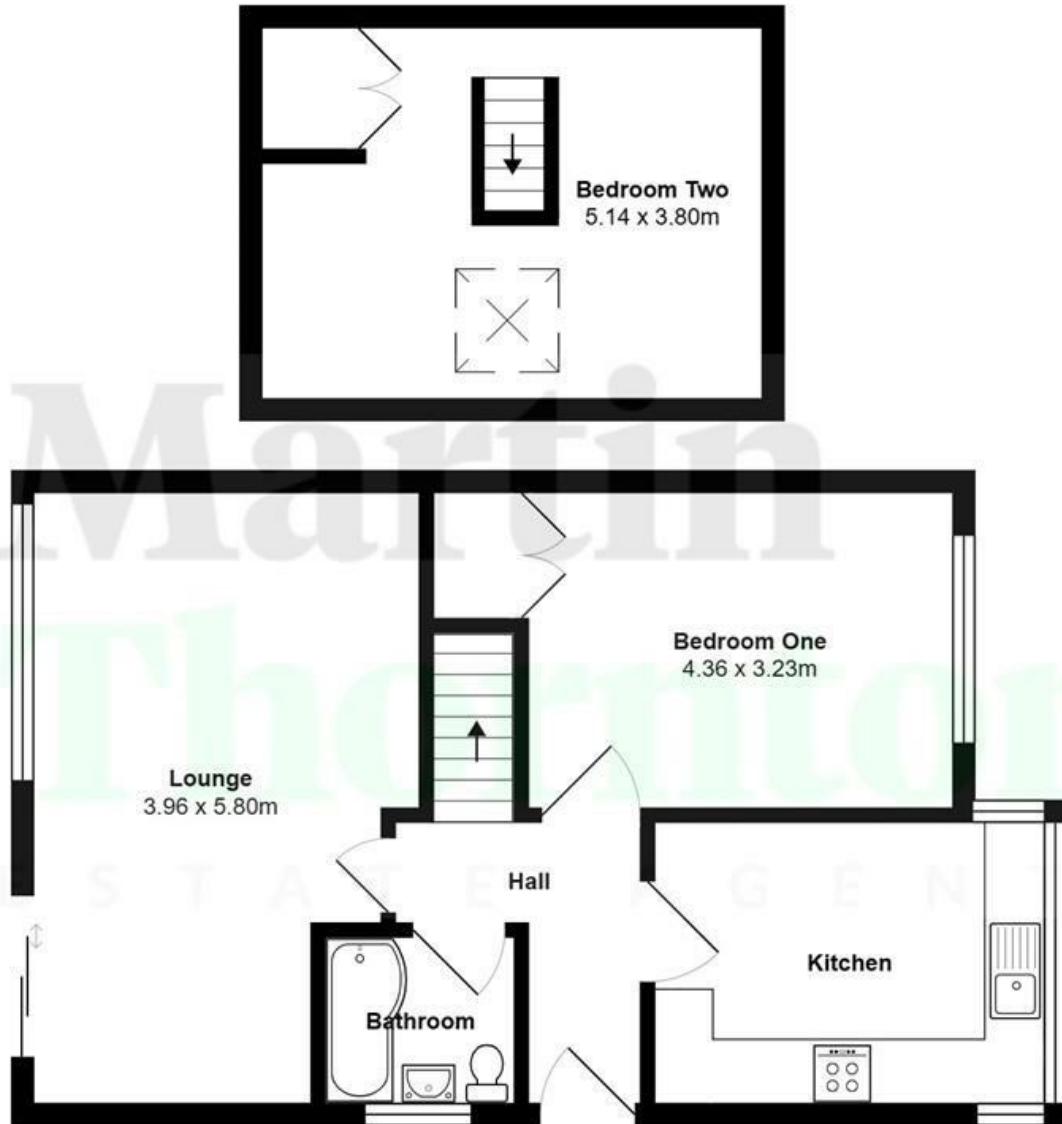
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Chiltern Avenue, Oakes Huddersfield,

Offers over £260,000

Positioned at the head of the cul-de-sac and enjoying a south-easterly front aspect is this very well appointed two-bedroomed detached bungalow. The property is situated midway between Lindley village centre and the shopping centre at Salendine Nook. There are good public transfer links as well as access to the M62. Presented to a high standard throughout, the accommodation comprises an entrance hallway, dining kitchen with integrated appliances, open plan rear living/dining room with patio doors, bathroom and double bedroom. From the hallway, a staircase then gives access up to a first floor double bedroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a resin driveway and front and rear gardens with artificial grass, the rear being enclosed by perimeter fencing. There is a decked seating area and a second paved patio. The former garage is now a large, useful workshop.



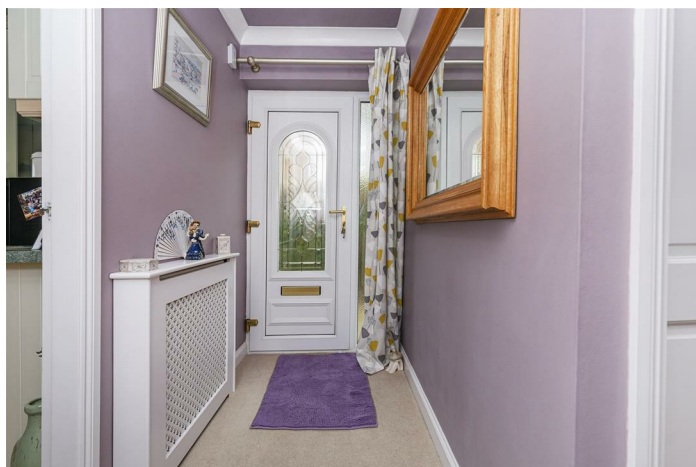
All measurements are approximate and for display purposes only

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Details



Entrance Hallway



An external uPVC door with an opaque glazed panel and side screen gives access to the hallway. This has a staircase rising to the first floor accommodation along with coving to the ceiling and a radiator. Off the hallway, a timber and glazed door gives access to the dining kitchen.

Dining Kitchen



Positioned at the front of the property, this room is particularly light and bright with a south-easterly aspect via a uPVC window. There is a range of wall cupboards and base units with illuminated glazed display cabinets and built-in wine racks. Integrated appliances include a Stoves halogen hob with fan oven below and canopy style filter hood above, fridge and freezer. Beneath the countertops is plumbing for an automatic washing machine and dishwasher. There is a stainless steel sink with a mixer tap along with laminate

flooring and a useful larder store. The room has oak style laminate flooring and can accommodate a small dining/breakfast table.

Living/Dining Room



From the hallway, accessed via a timber and glazed door is the open plan living/dining room. This was formerly two separate rooms and has been redesigned to create a more sociable open plan space running the full width of the bungalow. It is presented to a very high standard with a light and bright interior, having a broad uPVC window and tilt-and-slide rear patio doors leading out onto the decking. At one end is a timber fire surround with a marble finish inlay and hearth, home to an electric fire. The room has coving along with a dado rail and wall light points. One end of the room is used as a formal dining area and can accommodate a good sized table. There are two radiators.

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Bedroom One



This large double bedroom is positioned at the front of the property and is light and bright with a south-easterly aspect. There is an extensive array of built-in furniture including wardrobes with hanging and shelving, three of which have a mirror finish, drawers, bedside cabinets and a central dressing table. The room has wall light points and a radiator.

Bedroom Two



From the hallway, a staircase rises to bedroom two. This is a first floor double bedroom with built-in storage incorporating hanging rails and a dressing table/desk. Concealed is the boiler for the central heating system. Within the angled roofline is a Velux window with a blind and the room has wall light points.

Bathroom



The ground floor bathroom has a white three-piece suite comprising a P-shaped bath with curved shower screen and a shower attachment from the mixer tap, a pedestal wash basin and a low-level WC. There is tiling to the walls and floor along with ceiling downlighting, an obscure uPVC side window and an upright chrome ladder-style radiator.

External Details



At the front of the property, metal gates give access to a resin driveway and to the right hand side is an artificial grassed garden area with a resin pathway, suitable for tubs, pots and planters. Adjoining this is a rockery style flower bed. The driveway provides parking and there is side external lighting. A timber gate then gives access to a timber decked area which enjoys a good amount of privacy and has a south-easterly aspect, benefitting from the

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sunshine from late morning onwards. There is a good sized paved seating area extending into the bottom corner. The large timber outhouse was the garage prior to the installation of the timber decking. It has an entrance door, power and lighting, a side uPVC window and has been utilised as a workshop. The garden itself is enclosed by perimeter fencing and there is rear external water and lighting.

Chiltern Avenue, Oakes Huddersfield,

Directions

