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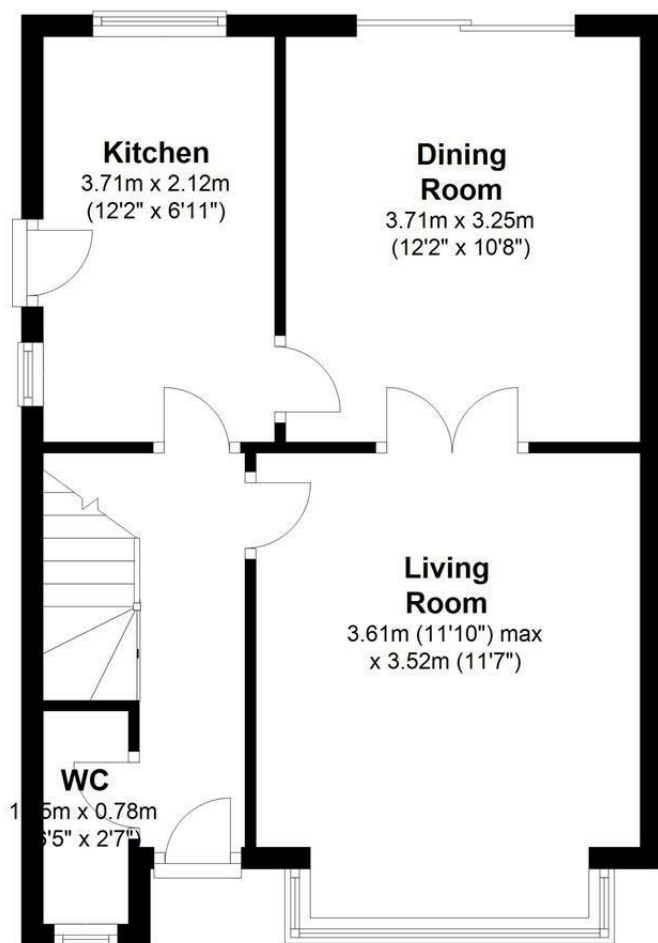
Hayfield Avenue, Oakes Huddersfield, Yorkshire

£1,100 Per month

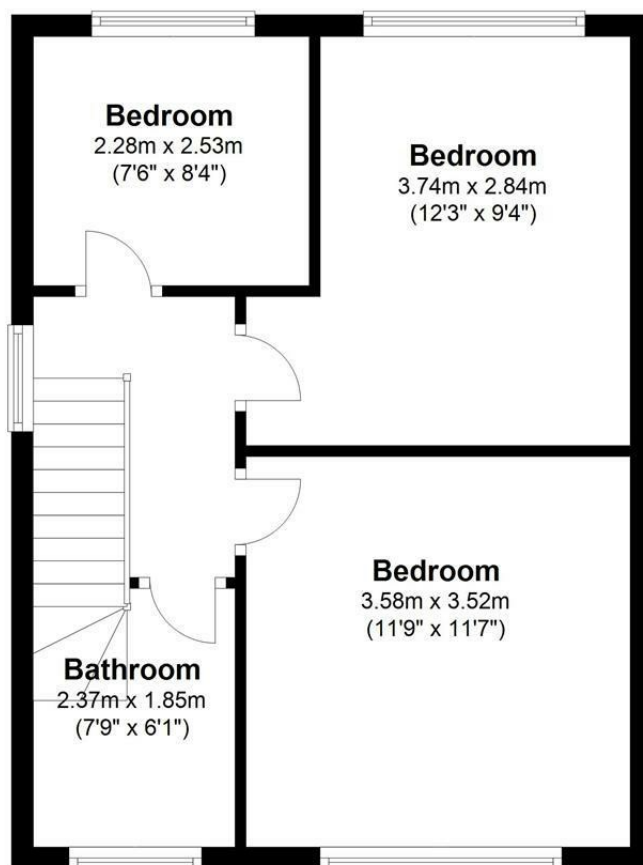
Enjoying a cul-de-sac setting and overlooking the school playing fields to the rear is this three-bedroom semi-detached home offering ideal family accommodation. The property is situated in this most convenient and well regarded area, perfect for local schooling, Salendine Nook shopping centre and access to the M62. The accommodation comprises an entrance hallway, downstairs WC, living room with bay window, dining/sitting room with patio doors and kitchen with integrated appliances. On the first floor are three bedrooms, two of which are double and a stylish bathroom with a white suite. There is a gas-fired central heating system and uPVC double glazing. Externally, there are front and rear gardens, a driveway and garage.



Ground Floor



First Floor



20 Hayfield Avenue, Huddersfield

Hayfield Avenue, Oakes Huddersfield, Yorkshire

Details



Entrance Hallway

A composite entrance door with opaque glazed panels gives access to the hallway, which has a spindle staircase rising to the first floor with a storage cupboard beneath housing the condensing boiler for the central heating system. There is a radiator and timber and glazed doors give access to the living room and kitchen. Off the hallway is the downstairs WC.

Downstairs WC

This has a two-piece white suite comprising a low-level WC and a wash hand basin with storage cupboards below. There is an arched opaque uPVC window and a radiator.

Living Room

This good sized reception room is positioned at the front of the property and has a walk-in bay incorporating uPVC glazing, making the room particularly light and bright. There is plenty of space for furniture along with coving to the ceiling, various wall lights and a radiator. Timber and glazed sliding doors lead through to the dining room.

Dining Room

This room is positioned at the rear of the property and overlooks the garden. There is coving to the ceiling and a radiator with sliding double glazed patio doors leading out onto a paved seating area. This room could be used as a formal dining room or second sitting room, etc.

Kitchen

The kitchen is positioned at the rear of the property and has an extensive range of units to high and low levels. There is under-unit lighting, working surfaces and a one-and-a-half bowl stainless steel sink unit with mixer tap. Integrated appliances include an induction hob, oven and dishwasher along with plumbing for an automatic washer and a freestanding Samsung fridge freezer. There are rear and side uPVC windows, an external side door with opaque glazed panels and a radiator.

First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is spindle balustrading, a side uPVC window and a radiator.

Bedroom One



This double bedroom is positioned at the front of the property and has a bank of built-in wardrobes and a dressing table with drawers. There is a uPVC window and a radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and has built-in storage cupboards and a sliding door double wardrobe. The uPVC window enjoys a pleasant aspect over the school playing fields. The room can accommodate further freestanding furniture and has a radiator.

Bedroom Three

This single bedroom has a built-in wardrobe, drawers and overhead storage cupboards. Positioned at the rear of the property, the room enjoys a similar outlook to that of bedroom two from its uPVC window. There is also a radiator.

Bathroom

The bathroom has a white three-piece suite comprising a bath with Mira Sport independent shower over, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, ceiling downlighting, an upright chrome ladder-style radiator and an opaque uPVC window to the front elevation.

External Details

At the front of the property, there is low-level perimeter wall and a gravel garden designed for ease of maintenance with a central apple tree. The driveway provides parking and leads to the detached garage at the rear. There is side external lighting along with a paved seating area which adjoins the

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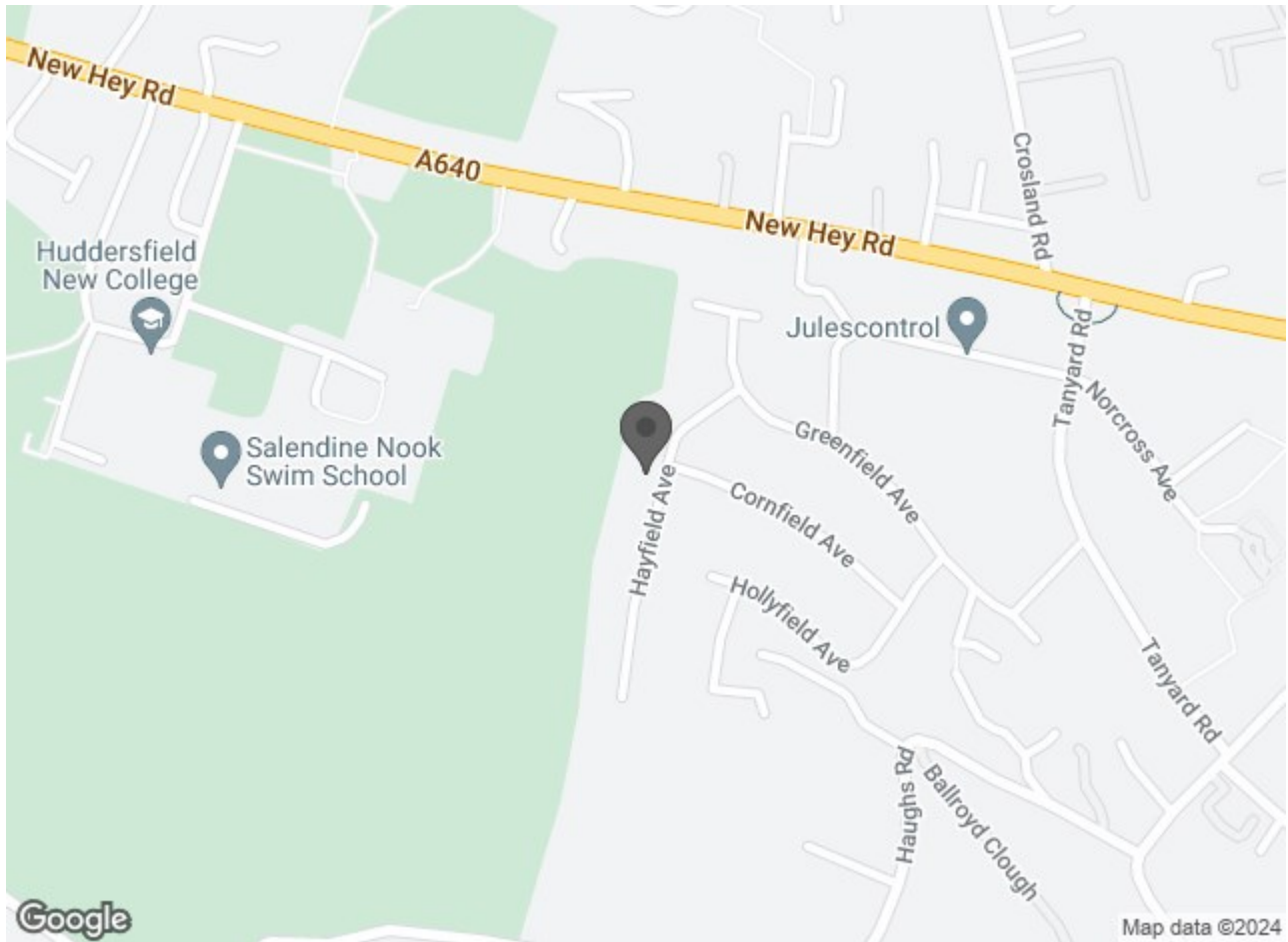
patio doors within the dining/sitting room. Two steps lead up to the garden where there is a level lawned area, a wide flagged pathway, a timber shed and a gravel section suitable for tubs, pots and planters, etc. There is an external water supply.

Garage

The detached garage has an up-and-over door, a side personal door, a side window and power.

Hayfield Avenue, Oakes Huddersfield, Yorkshire

Directions



Hayfield Avenue, Oakes Huddersfield, Yorkshire

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.