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Goldington Avenue, Oakes Huddersfield,

Offers over £300,000

This semi-detached, three-bedroomed family home is conveniently located for local amenities, schooling and motorway access. The property is extended from its original design and presented to a high standard throughout with an open plan light and bright interior. The accommodation comprises an entrance hallway, open living/dining kitchen with bi-fold doors, living room with bay window, utility with lantern style roof and ground floor shower room. On the first floor are three bedrooms, two of which have built-in wardrobes, and the bathroom. There is a gas-fired central heating system and uPVC double glazing. At the front of the property is a treble width patterned concrete driveway and the rear garden enjoys a south-westerly aspect along with two areas of decking, lawn and a paved patio. In addition, there is a workshop and a summerhouse. Only by an internal inspection can the standard of presentation and the rear garden be truly appreciated. The property has been extended, redesigned and upgraded in recent times.

**Goldington Avenue, Oakes
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Goldington Avenue, Oakes Huddersfield,

Details



Entrance Hallway

An external composite door with opaque glazed panels and a high level glazed window gives access to the entrance hallway. This has a staircase rising to the first floor along with oak internal doors, a stylish gun metal radiator and grey tiled style flooring. There is a useful under stairs storage cupboard, a door on the left hand side leads to the living room and a further door at the end of the hallway into the open plan living/dining kitchen.



Living/Dining Kitchen

This room certainly has the wow factor for the high standard of presentation throughout, the open plan nature which creates individual living, dining and kitchen areas. The kitchen section has units with contrasting woodblock style worktops and matching upstands. Integrated appliances include an induction hob, twin ovens (one of which is a combination oven/microwave), fridge and dishwasher. An island unit with matching worktop extends to create a breakfast bar area. There is a one-and-a-half bowl sink with mixer tap along with ceiling downlighting and fabulous wood style flooring throughout the room. A large formal dining table can be accommodated along with a sitting area at the far end with bi-fold doors with integrated blinds, enjoying a pleasant outlook over the garden with a south-westerly aspect. The room is light and bright with a uPVC window, two upright gun metal grey radiators and twin oak and glazed doors leading to the living room.



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Living Room

This reception room is positioned at the front of the property and has a bay window with uPVC glazing. There is a fire surround with a tiled hearth and decorative tiled inlay, home to a living flame coat effect fire. The room is presented to a high standard and also has a door from the entrance hallway along with a radiator.



Utility

This room has wall cupboards and base units, a stainless steel sink unit and plumbing for an automatic washer. There is space for an American style fridge freezer with a cold water feed and concealed is the boiler for the central heating system. The flooring is identical to that of the living/dining kitchen and there is also a useful storage cupboard with a light. Of particular light is the lantern style glazed roof. There is a rear composite door, downlighting and a radiator. Off the utility is the ground floor shower room.



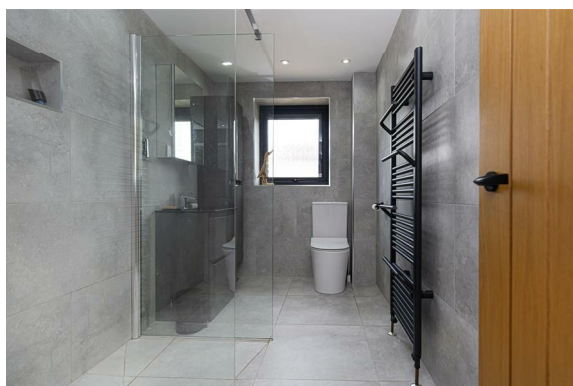
Goldington Avenue, Oakes Huddersfield,

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Shower Room

This has electric under floor heating and is presented to a very high standard. There is a walk-in wet room style shower area with a glazed screen, overhead waterfall style shower fitting and a hand-held shower attachment. The rectangular hand basin has storage cupboards below and there is an illuminated mirror fronted toiletries cupboard and a low-level WC. There is tiling to the walls and floor, downlighting, an extractor fan and an upright gun metal grey ladder style radiator. To the front elevation is an obscure uPVC window.



First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing where there is a side uPVC window. There are oak internal doors to the upstairs rooms. A drop-down ladder gives access to useful storage within the loft space which is boarded and has lighting.

Bedroom One

This well appointed double bedroom is positioned at the front of the property and has built-in wardrobes to one wall, two of which have sliding mirror fronts. There is space for further freestanding or fitted furniture, provision for a wall-mounted TV and a radiator.



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Bedroom Two

This bedroom is positioned at the rear of the property and has built-in wardrobes to one wall. It enjoys a pleasant aspect over the rear garden via a uPVC window. There is space for further freestanding or fitted furniture and a radiator.



Bedroom Three

This single bedroom is positioned at the rear of the property and has an identical outlook to that of bedroom two from its uPVC window. There is also a radiator.



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Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with shower screen and wall mounted Bristan shower unit, a hand wash basin with storage cupboards below and a low-level WC. There is tiling to the walls, a toiletries cupboard, an obscure uPVC window, downlighting, extractor fan and a radiator.



External Details

At the front of the property is a treble width imprinted concrete driveway providing parking. On the right hand side of the property is a paved pathway with external lighting which leads to the rear of the property. At the rear is a full width timber decked seating/patio area, external lighting and water. There is a detached workshop with power, lighting, rear and side personal doors. The good sized level lawned garden incorporates railway style sleepers and has mature beds and borders. At the rear of the workshop is a second paved seating area and, at the bottom of the garden, further timber decking and a summerhouse which also has power. The garden itself is enclosed by perimeter fencing.



Tenure

The vendor informs us that the property is leasehold and we await further details. 11.07.24

Goldington Avenue, Oakes Huddersfield,

Directions

