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Cornfield Avenue, Oakes Huddersfield, Kirklees

Offers over £250,000

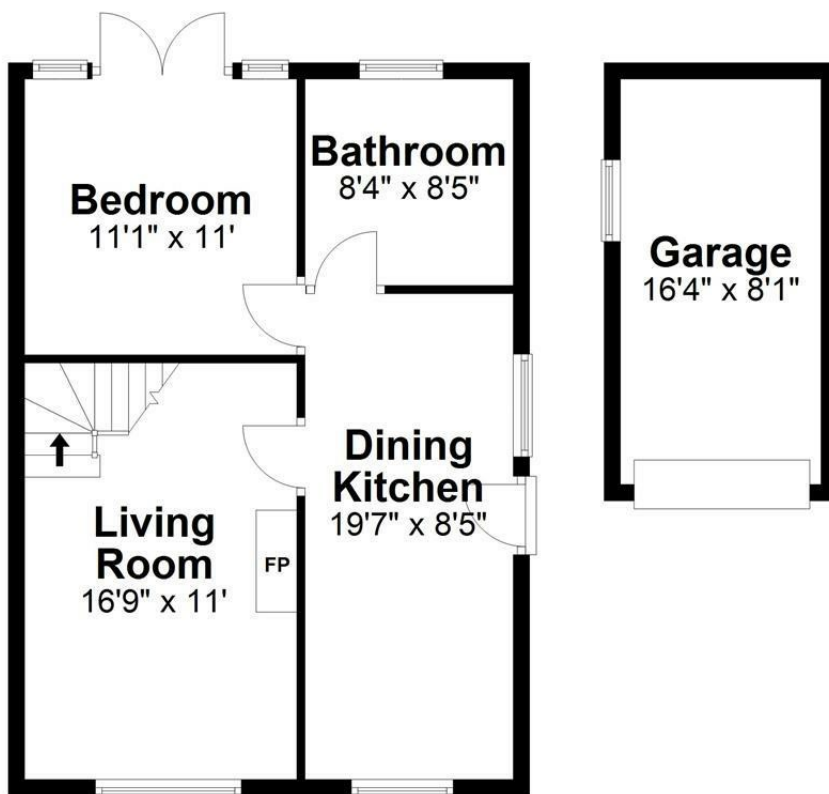
This three/four-bedroom semi-detached dormer home has two large bathrooms and an enclosed rear garden. The property requires an internal inspection to appreciate the amount of accommodation and the presentation throughout. Occupying a highly convenient and accessible location for local amenities, schooling and motorway access, the property would make an ideal commuter base. The accommodation offers a certain amount of flexibility and comprises an open plan dining kitchen with integrated appliances, living room, ground floor double bedroom and large ground floor bathroom. On the first floor are three bedrooms and a second bathroom with a shower cubicle. There is a gas-fired central heating system and uPVC double glazing. Externally, there is parking on the driveway and a garage. The rear garden can be a real sun trap with a large, decked seating area and artificial grass, enclosed by perimeter fencing.

**Cornfield Avenue, Oakes
Huddersfield, Kirklees**

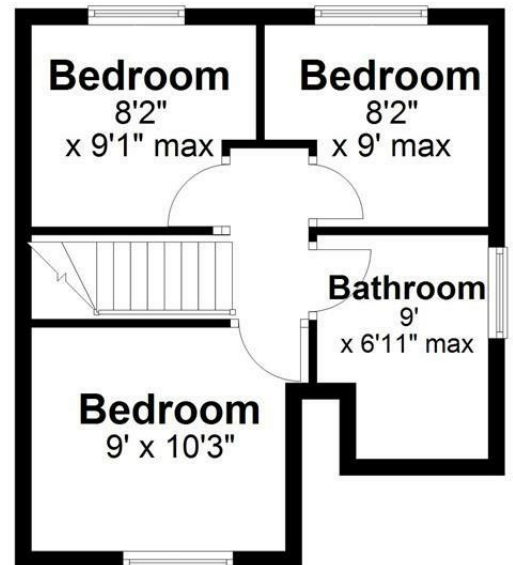


Floorplan

Ground Floor



First Floor



Total area: approx. 1035.7 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

Cornfeld Avenue, Oakes, Huddersfield

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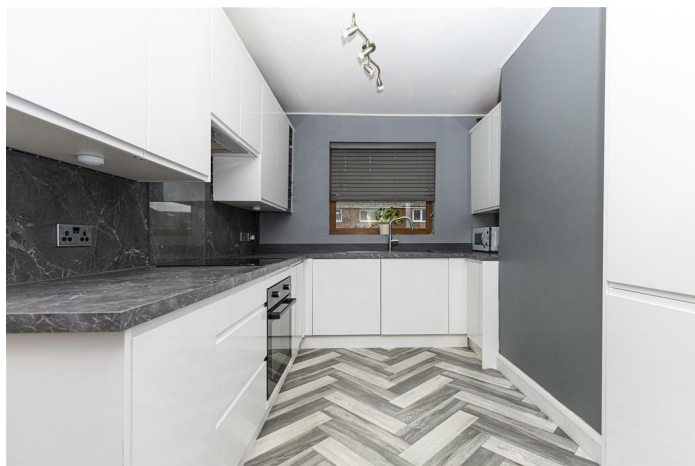
Details



Entrance

A side uPVC door with opaque glazed panels gives access to the dining kitchen.

Dining Kitchen



Recently updated, this open plan eating and entertaining space is presented to a high standard. The kitchen area is positioned at the front of the property and has stylish units to high and low levels, worktops and matching up-stands and splashbacks. There is a colour-coordinated sink with a mixer tap. Integrated appliances include an oven and hob with splashback and filter hood, fridge freezer, washer and dishwasher. There is a uPVC window to the front elevation. The room can accommodate a good sized formal dining table at the opposite end and has a further uPVC window, contrasting vinyl flooring and a radiator. An oak internal door leads to the living room.

Living Room



This good sized reception room is positioned at the front of the property and has a uPVC window overlooking the garden. The focal point is a remote control electric fire, set to the chimney breast. There is a radiator and plenty of room for furniture in this well-appointed room.

Bedroom



This ground floor double bedroom could be used as an additional reception room if required. It is positioned at the rear of the property and is particularly light and bright. There is a set of French doors with screens on either side, grey laminate flooring, plenty of space for fitted or freestanding furniture and a radiator.

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Details



Bathroom



The ground floor bathroom is of a good size. It comprises a whirlpool bath with overhead waterfall style shower fitting and hand-held shower attachment, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, grey laminate flooring, a rear uPVC window and an upright chrome ladder-style radiator.

First Floor Landing

From the living room, the staircase rises to the first floor landing.

Bedroom One



This double bedroom is positioned at the front of the property and has provision for a wall-mounted TV, a uPVC window and a radiator.

Bedroom Two

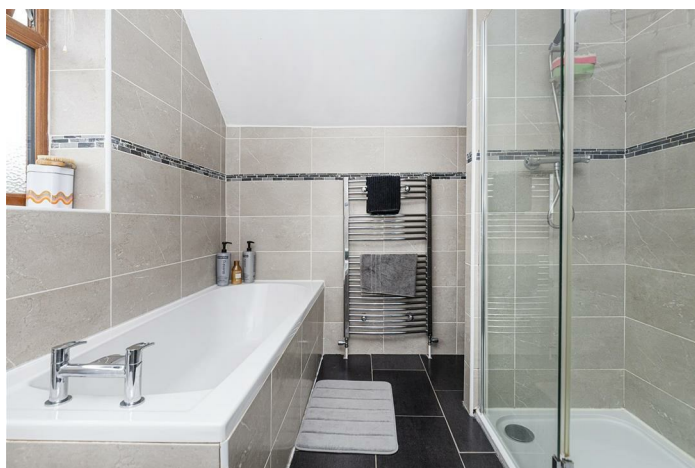


This double bedroom is positioned at the rear of the property and has a useful storage cupboard over the staircase which also houses the boiler for the central heating system. There is provision for a wall-mounted TV, a rear uPVC window and a radiator.

Bedroom Three

This single bedroom has a built-in double wardrobe, a rear uPVC window and a radiator. This room would also make an ideal home office/study.

Bathroom



The bathroom has a four-piece suite comprising a panelled bath with a tiled surround, a shower cubicle with a tiled interior and hand-held shower attachment, a pedestal wash hand basin and a low-level WC. There is tiling to the walls

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Details



and floor, an extractor fan, ceiling downlighting and an upright chrome ladder-style radiator.

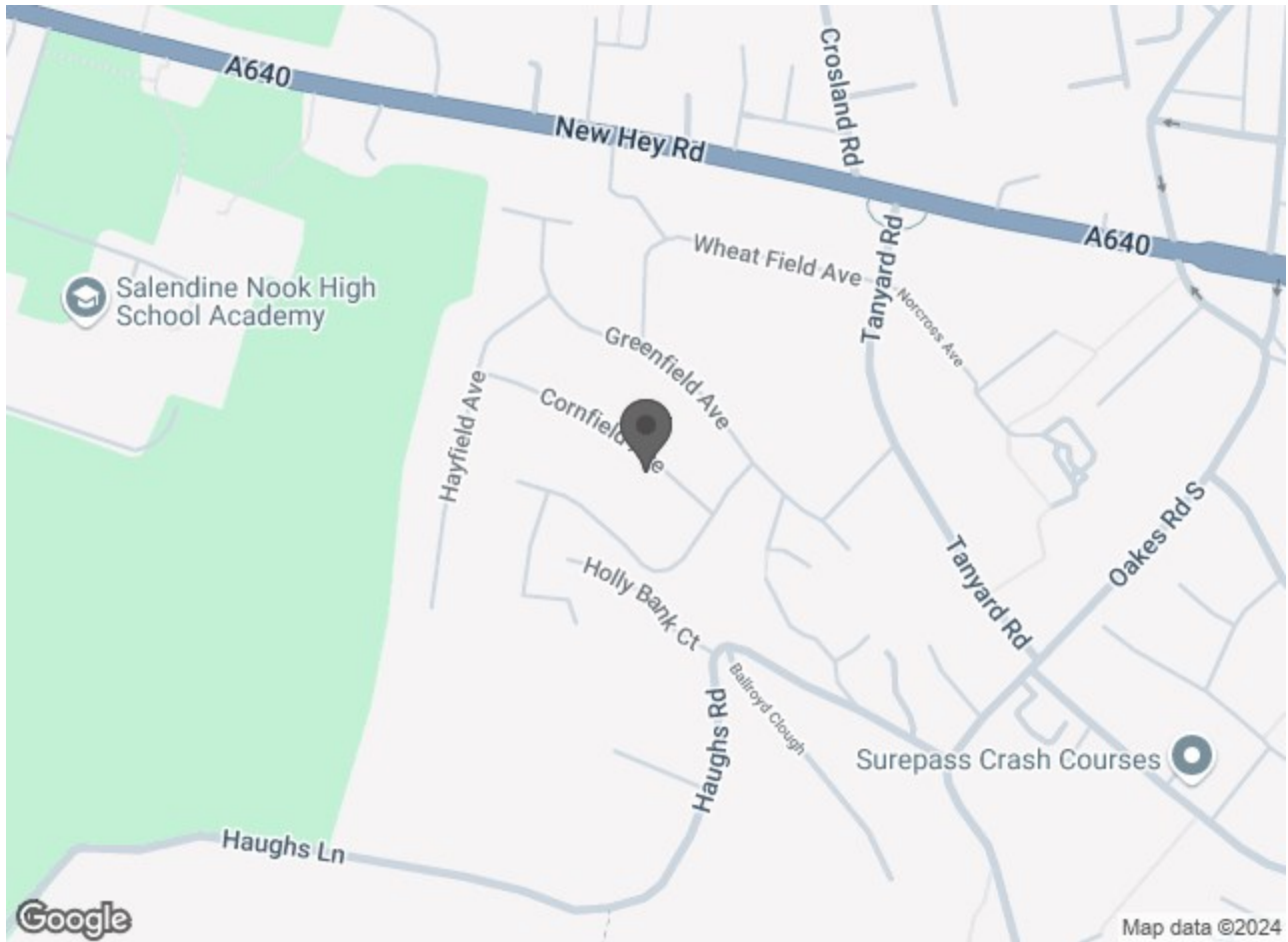
External Details



At the front of the property, the garden area has been designed for ease of maintenance with coloured slate and is perfect for tubs, pots and planters. The driveway provides parking and access to the garage. At the side of the property, there is access to outdoor lighting and water. The rear garden enjoys a south-westerly aspect and can be a real sun trap. Adjoining the double doors within the ground floor bedroom is an artificial grassed area and steps lead up to a timber decked seating area. The garden is enclosed by perimeter fencing.

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Directions



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