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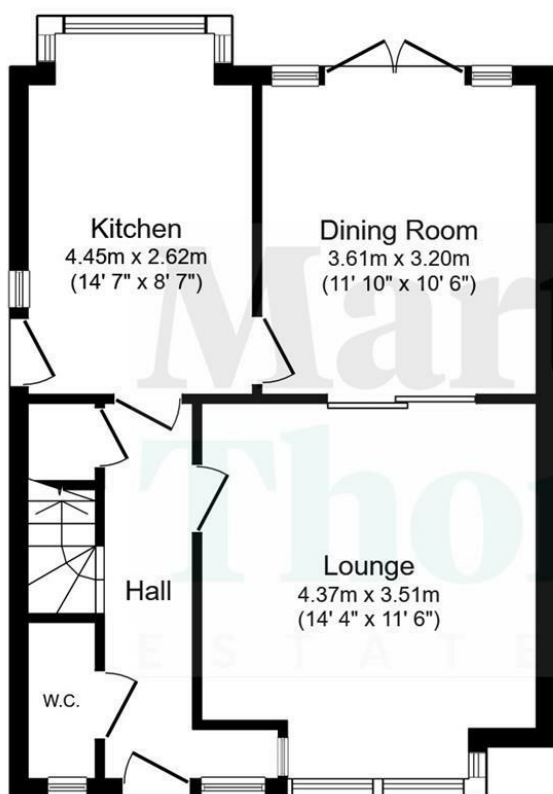
## Cornfield Avenue, Oakes Huddersfield,

Offers in the region of  
**£260,000**

This three-bedroom detached family home offers ideal family accommodation, perfectly placed for local amenities, nearby motorway access and well regarded schooling. The accommodation is presented to a high standard and comprises an entrance hallway, downstairs WC, kitchen, dining room with French doors and living room with bay window. On the first floor are three bedrooms and bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there is parking on the driveway and a larger than average garage. The gardens have been redesigned and the front of the property enjoys a southerly aspect. To the rear is decking, a lawn and a paved patio area. An early inspection is advised.

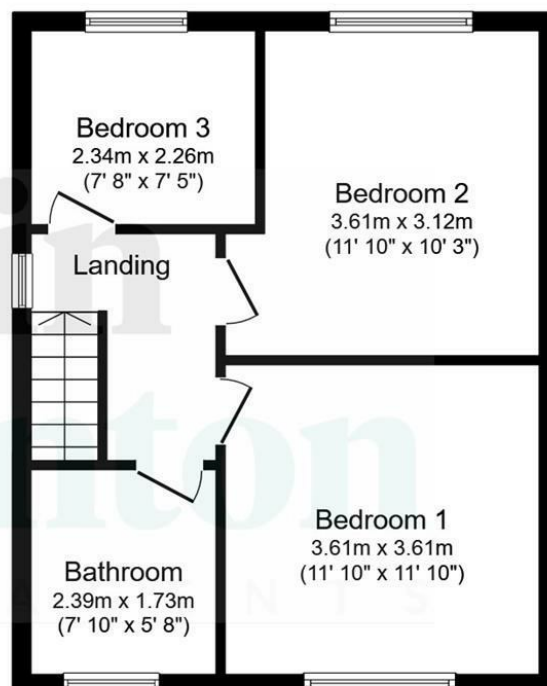
**Cornfield Avenue, Oakes  
Huddersfield,**

**Floorplan**



**Ground Floor**

Floor area 48.4 sq.m. (521 sq.ft.)



**First Floor**

Floor area 44.3 sq.m. (477 sq.ft.)

**TOTAL: 92.8 sq.m. (999 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Cornfield Avenue, Oakes Huddersfield,

## Details



### Entrance Hallway

A composite door with opaque glazed panels and a glazed window gives access to the hallway. The hallway has an inset mat well, cushion vinyl flooring and a staircase rising to the first floor accommodation, beneath which is a useful storage cupboard. There is ceiling downlighting, a contemporary radiator and access to the downstairs WC.



### Downstairs WC

The WC has a white two-piece suite comprising a pedestal wash hand basin with tiled splashback and a low-level WC. There is a continuation of the cushion vinyl flooring, an opaque uPVC window and a radiator.





# Cornfield Avenue, Oakes Huddersfield,

## Details



### Kitchen

The kitchen is accessed from the hallway via a four panelled door. There are wall cupboards and base units, working surfaces with tiled surrounds and a stainless steel sink. There is plumbing for a slimline dishwasher and washing machine, space for a freestanding fridge freezer and a gas cooker. The room is light and bright, enjoying a dual aspect with rear and side uPVC windows and a stable style door to the side elevation. The Worcester boiler for the central heating system is in a concealed cupboard. There is ceiling downlighting and access to the dining room.



### Dining Room

This good sized second reception room is positioned at the rear of the property and has luxury vinyl tiled flooring. There are uPVC French doors with matching side screens leading out onto the timber decked seating area. The room can accommodate a good sized formal dining table and additional furniture. Buyers may decide to remove the dividing wall and create a larger open plan dining kitchen. There is also a radiator.



# Cornfield Avenue, Oakes Huddersfield,

## Details



### Living Room

This good sized principal reception room is accessed from the hallway and via sliding double doors in the dining room. It is situated at the front of the property and is particularly light and bright, enjoying a southerly aspect. There is a large walk-in bay with uPVC glazing overlooking the garden. The focal point of the room is a timber fire surround with matching granite effect inlay and hearth, home to an electric fire. The room has contemporary neutral décor, can accommodate plenty of furniture and has a radiator.



### First Floor Landing

From the hallway, the staircase rises to the first floor landing which has a uPVC window to the gable end. A drop down ladder gives access to loft space which is boarded for storage purposes.



# Cornfield Avenue, Oakes Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has built-in wardrobes and space for further freestanding or fitted furniture. It is a light and bright room enjoying a southerly aspect with a uPVC window and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window, a built-in shelved storage cupboard, 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 a uPVC window. There is room for a single bed in both directions, space for freestanding or fitted furniture and a radiator.



# Cornfield Avenue, Oakes Huddersfield,

## Details



### Bathroom

The bathroom has a white three-piece suite and comprises of a panelled bath with overhead waterfall style shower fitting and hand-held shower attachment, a rectangular wash hand basin with storage cupboard beneath and a low-level WC. There is feature wall tiling with decorative border tiles, an aqua boarded ceiling, vinyl flooring, an obscure uPVC window and an upright chrome ladder-style radiator.



### External Details

At the front of the property is a perimeter wall with metal gates leading to the driveway. The front garden has mature beds and borders, use of railway style sleepers to create a seating area and a level lawn. The driveway continues to the left hand side of the property where there is external lighting and water. There is a larger than average, detached garage with a Hormann up-and-over door, power and lighting, a side window and personal door. A timber decked seating area can also be accessed via the French doors in the dining room. There is a lawned garden with a paved seating area at the far end, mature beds and borders and a raised bed with railway style sleepers.



### Tenure

The vendors of this property inform us that it is freehold and we await further confirmation. 21.08.24



# Cornfield Avenue, Oakes Huddersfield,

Directions

