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Oakes Road, Oakes Huddersfield,

**Offers in the region of
£150,000**

This spacious three-bedroom mid-through terraced property is conveniently placed for local amenities, leisure and public transport. It offers excellent potential and requires modernising and updating. The accommodation comprises an entrance lobby, living room, dining kitchen, rear porch and small cellar. On the first floor are three bedrooms and a shower room. The property has gas-fired central heating and uPVC double glazing (apart from the cellar). Externally, there are gardens to the front and rear, the rear enclosed garden enjoying a westerly aspect. The property is offered with the advantage of no onward chain.



All measurements are approximate and for display purposes only

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Details



Entrance Lobby

An external composite door with decorative opaque glazed panels gives access to the entrance lobby, where a staircase rises to the first floor accommodation. It has a decorative ceiling archway, a radiator and a door leading to the living room.

Living Room

This good-sized reception room is positioned at the front of the property. It has a polished timber fire surround with display cabinets on either side and a gas fire. There is deep cornice coving, a picture rail and decorative frieze work. The room has two radiators and timber and glazed doors leading to the dining kitchen.



Dining Kitchen

This large open-plan room runs the full width of the property. It has wall cupboards and base units with working surfaces and a stainless steel sink and provision for a gas cooker. There is plumbing for an automatic washer and a slimline dishwasher. This room is home to the Ideal Logic boiler for the central heating system. The kitchen area has laminate flooring and the adjoining dining area is carpeted. Buyers may decide to redesign the room to their own requirements. There is a rear uPVC window, a radiator and a timber and glazed door leading to the lobby/passageway.



Lobby/Passageway

This area provides handy storage and access to the cellar.

Cellar

This area has a stone keeping table, a useful under stairs storage area and a small single glazed window to the front elevation.

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Rear Porch

Off the dining kitchen is a rear porch with uPVC windows and a uPVC opaque glazed panel overlooking the garden. The porch could be utilised further, possibly as a utility area.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing with built-in shelving and a sliding door leading to the shower room.

Bedroom One

This large double bedroom is positioned at the front of the property. It has a built-in unit incorporating shelving and a radiator.



Bedroom Two

This good-sized double bedroom is positioned at the rear of the property. It has built-in low-level shelving, a uPVC window and a radiator.



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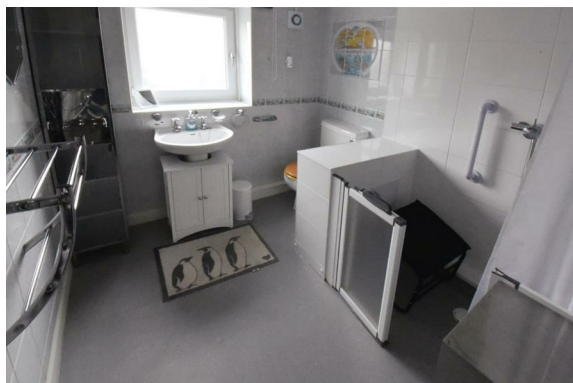
Bedroom Three

This single bedroom is positioned at the front of the property with a uPVC window and a radiator.



Shower Room

This room has been adapted to a wet room style area, designed for those with mobility issues. The shower area has a curtain, rail and wall-mounted shower fitting. There is a pedestal wash hand basin, a low-level WC, appropriate tiling, an extractor fan and an upright chrome ladder-style radiator. The room has a rear uPVC window.



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External Details

At the front of the property is a perimeter stone wall with gateposts and a metal gate leading to the pathway with a handrail on one side. The garden has wood bark borders and is partly flagged. The rear garden is enclosed by perimeter walling and is predominantly paved, but could easily be redesigned and landscaped. It enjoys a westerly aspect, enjoying the afternoon sun. At the far end of the garden is a store.



Tenure

The vendor has informed us that the property is Freehold

Oakes Road, Oakes Huddersfield,

Directions

