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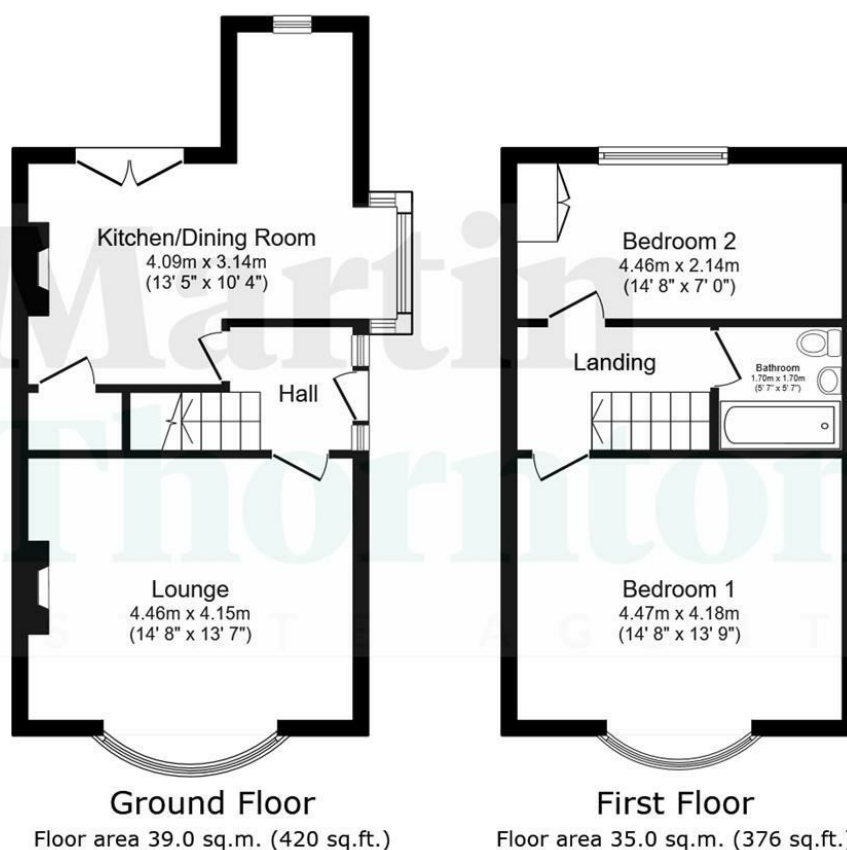
New Hey Road, Oakes Huddersfield, Yorkshire

Offers over £200,000

This two-bedroom semi-detached property with bay windows is located in this ever-popular area with ease of access to local amenities, schooling and the hospital. It would make an ideal home for a young family and is a perfect commuting base for Leeds and Manchester. The accommodation comprises a side entrance hallway, lounge and a dining kitchen with French doors out into the garden. On the first floor are two good-sized bedrooms and a bathroom with a white suite. The property has a gas-fired central heating system and majority uPVC glazing. Externally, the enclosed rear garden can be a real sun trap. It has a lawned garden, timber decking, a shed and a greenhouse.

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Floorplan



Total floor area: 74.0 sq.m. (796 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

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Details



Entrance Hall

A side uPVC door with a decorative opaque glazed panel and glazed screens to either side opens into the side hall.

Lounge

The good-sized lounge has a semicircular uPVC double-glazed bay window, space for furniture and provision for a wall-mounted TV.



Kitchen/Dining Area

The kitchen area comprises wall and base units with working surfaces. Integrated appliances include a gas hob and an electric oven. There is plumbing for a washing machine and a coloured sink unit with a mixer tap. The dining area has French doors, along with a raised stone flagged hearth, a timber mantle and provision for a wall-mounted TV. There is a useful under stairs storage cupboard and a contemporary radiator. It has side uPVC glazing and an additional uPVC window within the extended kitchen section.



First Floor Landing

The staircase rises to the first floor landing which has a spindle balustrade and gives access to the following rooms:

New Hey Road, Oakes Huddersfield, Yorkshire

Details



Bedroom One

This large double bedroom is positioned at the front of the property with a semicircular bay window with uPVC glazing. There is plenty of space for furniture and a curved radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has built-in storage, also housing the boiler for the central heating system. It has a uPVC window and a radiator.



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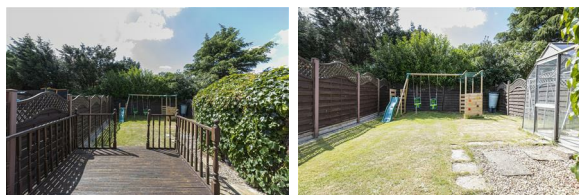
Bathroom

The white three-piece suite comprises a bath with a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, along with an opaque side uPVC window, ceiling downlighting and an upright chrome ladder style radiator.



External Details

In front of the property is a low-level perimeter wall and the frontage provides off-road parking in addition to the driveway. The rear garden is a major selling feature, being enclosed by perimeter fencing and enjoying a southerly aspect. It has a decked seating area adjoining the French doors within the dining kitchen. There is a lockable timber side gate, a greenhouse, a timber shed/small garage and an L-shaped lawn. It is a perfect garden for a young family.



Tenure

The vendor informs us the property is Freehold.

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Directions

