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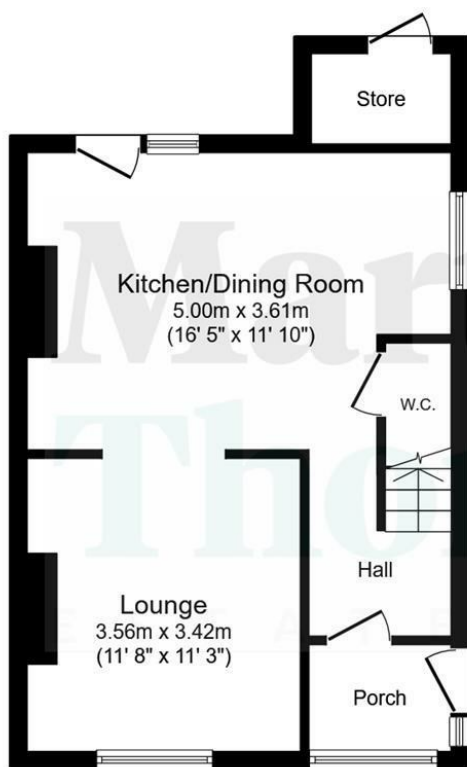
Westfield Avenue, Oakes Huddersfield,

**Offers in the region of
£290,000**

This three-bedroom semi-detached home is set to a lovely cul-de-sac position, and has recently undergone a programme of modernisation. The property may prove suitable to a first time buyer, a professional couple looking to access the nearby M62 motorway network and Lindley or the expanding family buyer looking for nearby recommended schooling. The accommodation comprises an entrance vestibule, inner hallway, kitchen diner with feature island, formal living room and downstairs WC. On the first floor are three bedrooms and a stylish house bathroom. The property benefits from gas-fired central heating and uPVC double-glazing. Externally, at the front of the property, there is a double tarmac driveway and, to the rear, a lovely enclosed garden area with a patio, perfect for outdoor entertaining.

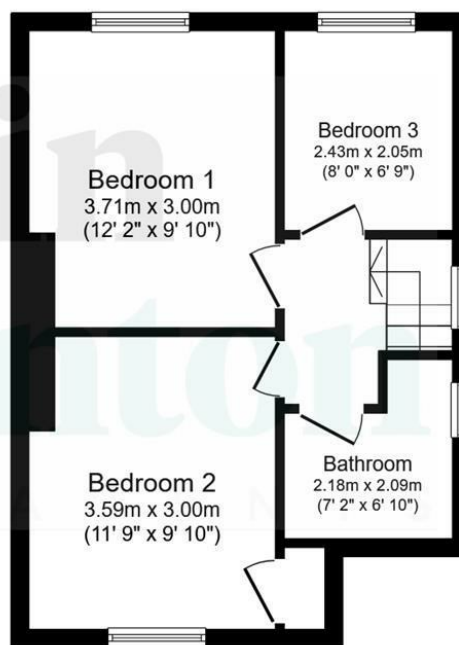
Westfield Avenue, Oakes Huddersfield,

Floorplan



Ground Floor

Floor area 39.5 sq.m. (425 sq.ft.)



First Floor

Floor area 35.7 sq.m. (385 sq.ft.)

Total floor area: 75.2 sq.m. (809 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 Vestibule

A uPVC door with double-glazed inserts opens to the entrance vestibule, where there is a large uPVC window allowing natural light. There is ceiling downlighting and plenty of room for storing coats and shoes. A uPVC door with a double-glazed insert opens to the inner hallway.

Inner Hallway

The hallway has a useful under stairs storage cupboard, home to the fuse board, spotlights to the ceiling and laminate style flooring. A staircase gives access to the first floor landing and access can be gained to the following rooms:



Kitchen Diner

Situated at the rear of the property, the kitchen area has a range of recently fitted modern wall and base cupboards, drawers, roll-edge worktops with matching upstands and a composite sink with twin taps. Integrated appliances comprise an oven and hob with overlying extractor. A breakfast island has useful storage cupboards beneath. There is plumbing for an automatic washing machine, a continuation of the laminate style flooring, ceiling downlight points and a radiator. The dining area has a continuation of the laminate style flooring, space for furniture and ceiling downlighting. A uPVC patio door gives access to the rear garden and an archway leads to the living room.



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Downstairs WC

A timber door leads to the downstairs WC, which comprises a wall-hung hand basin and a low-level WC. There is a uPVC window to the side elevation and a ceiling light point.



Living Room

This formal reception room has plush grey carpeting, ceiling downlight points and a radiator. There is a large uPVC window to the front elevation and provision for a wall-mounted television.



First Floor Landing

From the entrance hall, a staircase leads to the first floor landing, where there is a large uPVC window to the side elevation. There is a ceiling light point, access to loft space and a continuation of the grey carpeting.

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Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC window. There is a useful storage cupboard, a ceiling light point and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window providing a pleasant outlook over the garden and beyond. There is plenty of space for furniture, grey carpeting, a ceiling light point and a radiator.



Bedroom Three

This double bedroom is positioned at the rear of the property and has a uPVC window providing a similar outlook to bedroom two. There is a ceiling light point and a radiator.



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House Bathroom

The bathroom has a recently fitted modern white suite comprising a panelled bath with twin taps, a corner shower cubicle with a glazed door, home to a mains fed shower, a pedestal hand basin with mixer tap and a low-level WC. The floor is tiled and there is appropriate tiling to the walls. There is a useful toiletries alcove, a wall-mounted LED mirror, ceiling downlighting and a wall-mounted chrome ladder style heated towel rail. A uPVC window is positioned to the side elevation.



External Details

At the front of the property, there is a double tarmac driveway and a slate pathway providing access to the front door and around the side of the property. There are outdoor wall light points. At the rear, there is a lovely fenced garden with a slate patio area, perfect for outdoor entertaining, and an artificial lawned area. There is a useful outdoor storeroom, home to the Ideal central heating boiler. The rear garden has an outdoor wall light point.



Tenure

The vendor informs us the property is freehold.

Westfield Avenue, Oakes Huddersfield, Directions

