

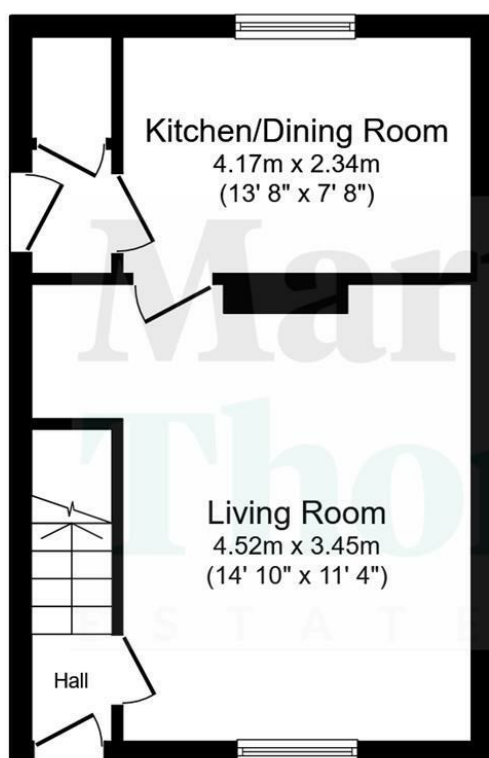
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Burfitts Road, Oakes Huddersfield,

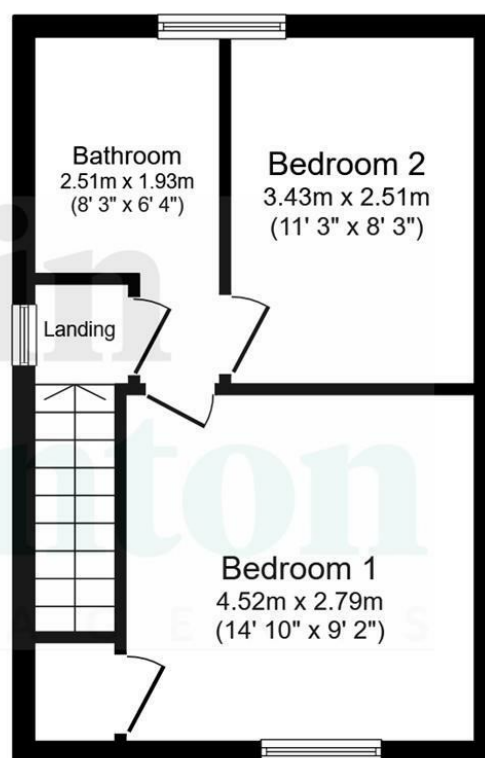
**Offers in the region of
£160,000**

This two double bedroom semi-detached property is located to the popular residential area of Oakes. It may prove suitable to a first time buyer or a professional couple looking to access the nearby M62 motorway network, or nearby Lindley Village with its various bars, restaurants and amenities. The accommodation comprises an entrance hall, living room, breakfast kitchen and side entrance with storage areas. On the first floor are two double bedrooms and a house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is a lawned garden area and a flagged pathway, which continues around the side of the property. The rear lawned garden is fenced and walled. The property has undergone a recent programme of modernisation, including rewiring and a new central heating boiler.



Ground Floor

Floor area 30.3 sq.m. (326 sq.ft.)



First Floor

Floor area 30.3 sq.m. (326 sq.ft.)

Total floor area: 60.5 sq.m. (652 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

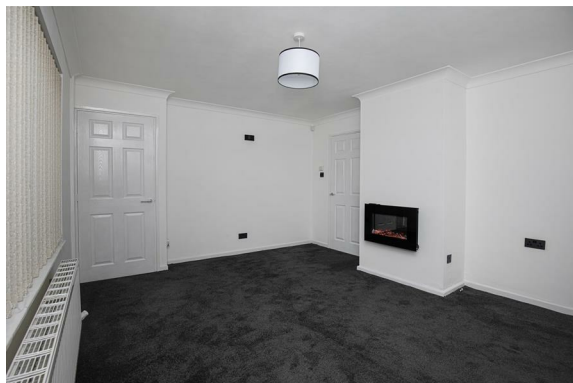


Entrance Hall

A uPVC door with decorative double-glazed inserts opens to the entrance hall, where there is an alarm system and a ceiling light point. A staircase leads to the first floor landing and a timber door gives access to the living room.

Living Room

This reception room is positioned at the front of the property and has a uPVC double-glazed window overlooking the garden. There are three wall light points, coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a wall-mounted electric fire. A timber door gives access to the breakfast kitchen.



Breakfast Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include an oven and a four-ring gas hob with an overlying canopy style filter hood. There is space for a freestanding fridge freezer, a breakfast bar area, brick style tiled surrounds, ceiling downlighting and a radiator. A uPVC double-glazed window overlooks the rear elevation. There is a useful pantry with shelving. A timber door leads to the side entrance.



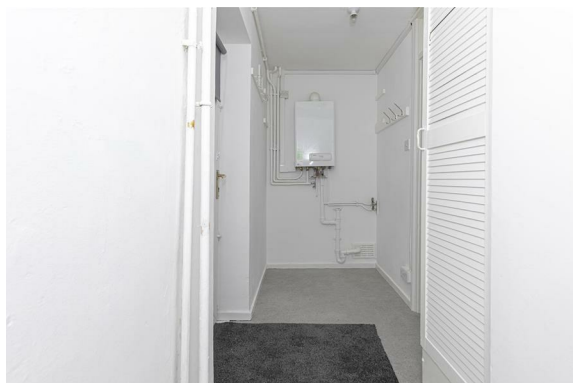
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Side Entrance

A uPVC double-glazed door gives access to the side of the property. The side entrance has hanging hooks for coat storage, useful under stairs storage and a cupboard housing the electric fuse box. This area is home to the Vokera central heating boiler.



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where there is a uPVC double-glazed window to the side elevation and access to loft space.

Bedroom One

This double bedroom is positioned at the front of the property and has a pleasant outlook over the garden via a uPVC double-glazed window. There is a wardrobe with hanging rails and shelving, a ceiling light point and a radiator.



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Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the garden and beyond via a uPVC double-glazed window. There is a useful overhead storage cupboard, a ceiling light point and a radiator.



House Bathroom

The bathroom has a white suite comprising a panelled bath with twin taps and a Triton electric shower over, a vanity hand wash basin with storage below and a low-level WC with a concealed cistern. There is vinyl style flooring, brick style tiled walls, an extractor fan, a ceiling light point and a radiator. A uPVC double-glazed window overlooks the rear elevation.



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External Details

At the front of the property, a wrought iron gate gives access to a flagged pathway and a lawned garden with mature shrubbery borders. The pathway continues down the side of the property to the rear garden, where there is a fenced and walled lawned area. There is outside security lighting and a patio seating area, perfect for outdoor entertaining.



Tenure

The vendor has informed us that the property is Freehold.

Burfitts Road, Oakes
Huddersfield,
Directions

