



34 Wheatfield Avenue, Oakes, Huddersfield, HD3 4FR

£187,500

bramleys

## NO UPPER CHAIN

This 3 bedroom semi-detached is offered for sale with no vendor chain, having recently undergone a programme of improvements to include re-decoration throughout, newly fitted uPVC double glazing and composite door to the front. The property provides accommodation briefly comprising:- entrance hall, open plan lounge/dining area with patio doors to rear, fitted kitchen with newly fitted oven, hob and work tops, first floor landing, 3 bedrooms and bathroom with 4 piece suite.

Externally, the property has garden areas to front, side and rear. Conveniently positioned for access to well renowned local schooling, with good access to the M62 motorway network and Huddersfield town centre, which is approximately 3 miles away. Local amenities are readily available in both Salendine Nook and Lindley village.



## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hallway

With a staircase rising to the first floor level, under stair storage cupboard and a central heating radiator.

### Lounge/Dining Area

18'3" x 11'8" (5.56m x 3.56m)

This spacious reception room has a uPVC double glazed window to the front, patio doors to rear, fireplace surround with gas fire and a central heating radiator.

### Kitchen

9'11" x 8'1" (3.02m x 2.46m)

Fitted with a range of wall and base units with part tiled walls. There is a newly fitted work surface, stainless steel sink with side drainer, newly installed gas hob and oven with extractor hood over, a cupboard housing the central heating boiler, external door to the side, heated towel rail and a uPVC double glazed window.



## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation.

### Bedroom 1

10'3" x 10'1" (max) (3.13 x 3.08 (max))

This double room has a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom 2

10'7" x 7'10" (max) (3.23 x 2.40 (max))

Being positioned to the rear, this double room has a central heating radiator and a uPVC double glazed window.

### Bedroom 3

10'0" x 5'10" (3.07 x 1.80)

Being positioned to the front, this single room has a central heating radiator, uPVC double glazed window and bulkhead storage cupboard.



### **Bathroom**

Having tiled walls and furnished with a 4 piece suite comprising low flush WC, pedestal hand wash basin, shower enclosure and bath. Also having a central heating radiator and a uPVC double glazed window.

### **OUTSIDE:**

Steps lead to the front of the property, where there are garden areas to both front and side. To the rear, there is a tiered garden which comprises of a patio, gravelled sections, flowerbeds and lawn area. Parking for the property is on street parking to the front.

### **BOUNDARIES & OWNERSHIPS:**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **DIRECTIONS:**

Leave Huddersfield via Trinity Street (A640). Proceed to the roundabout at Marsh and continue straight ahead into Westbourne Road. Proceed to the roundabout at Lindley and continue straight ahead into New Hey Road. Once approaching the Merrie England Coffee House on the right hand side take a left hand turning and an immediate right into Wheatfield Avenue where the property is located.

### **TENURE:**

Freehold

### **COUNCIL TAX BAND:**

B

### **MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **ONLINE CONVEYANCING SERVICES:**

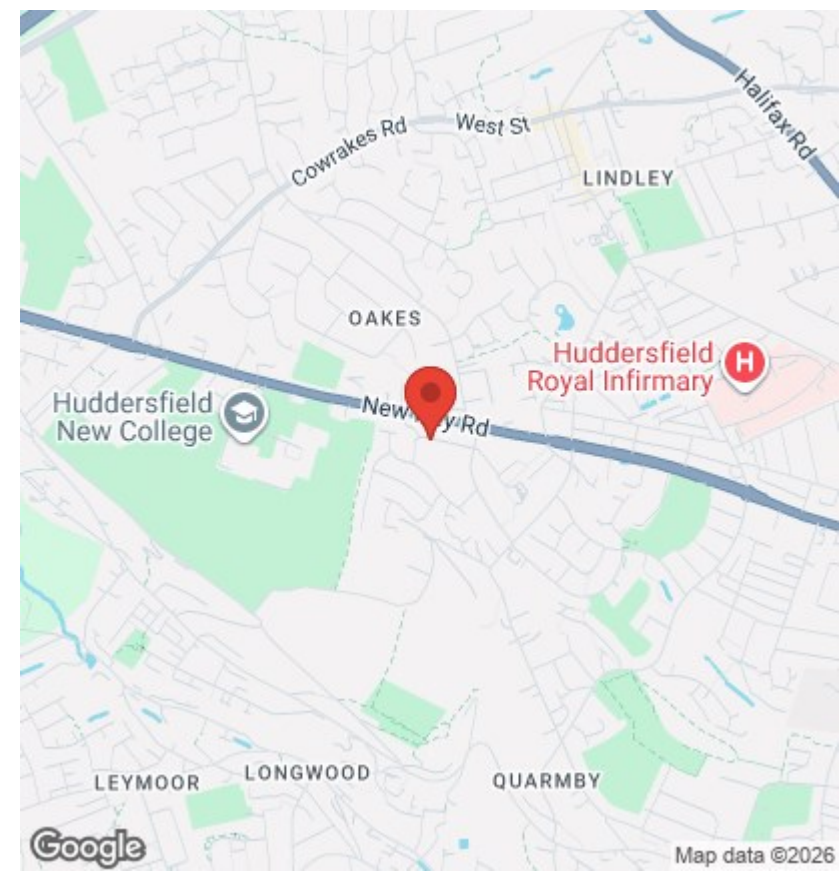
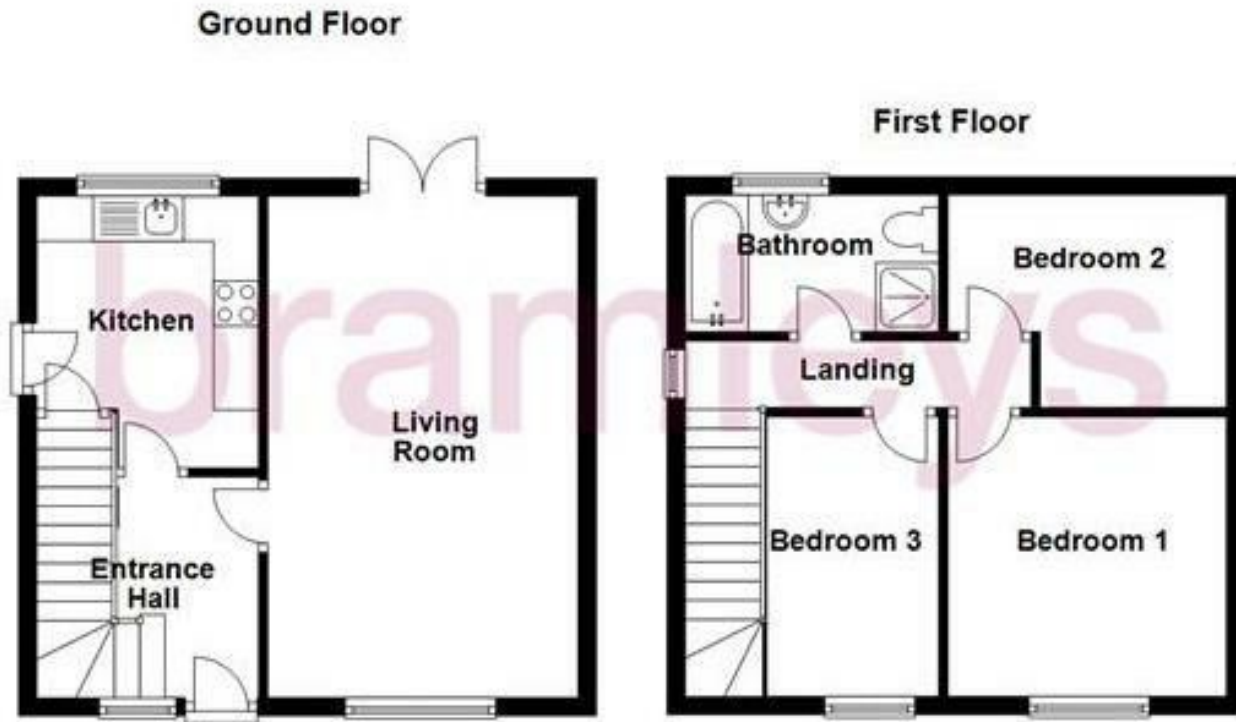
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### **VIEWINGS:**

Please call our office to book a viewing on 01484 530361.







**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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