

martin-thornton.com

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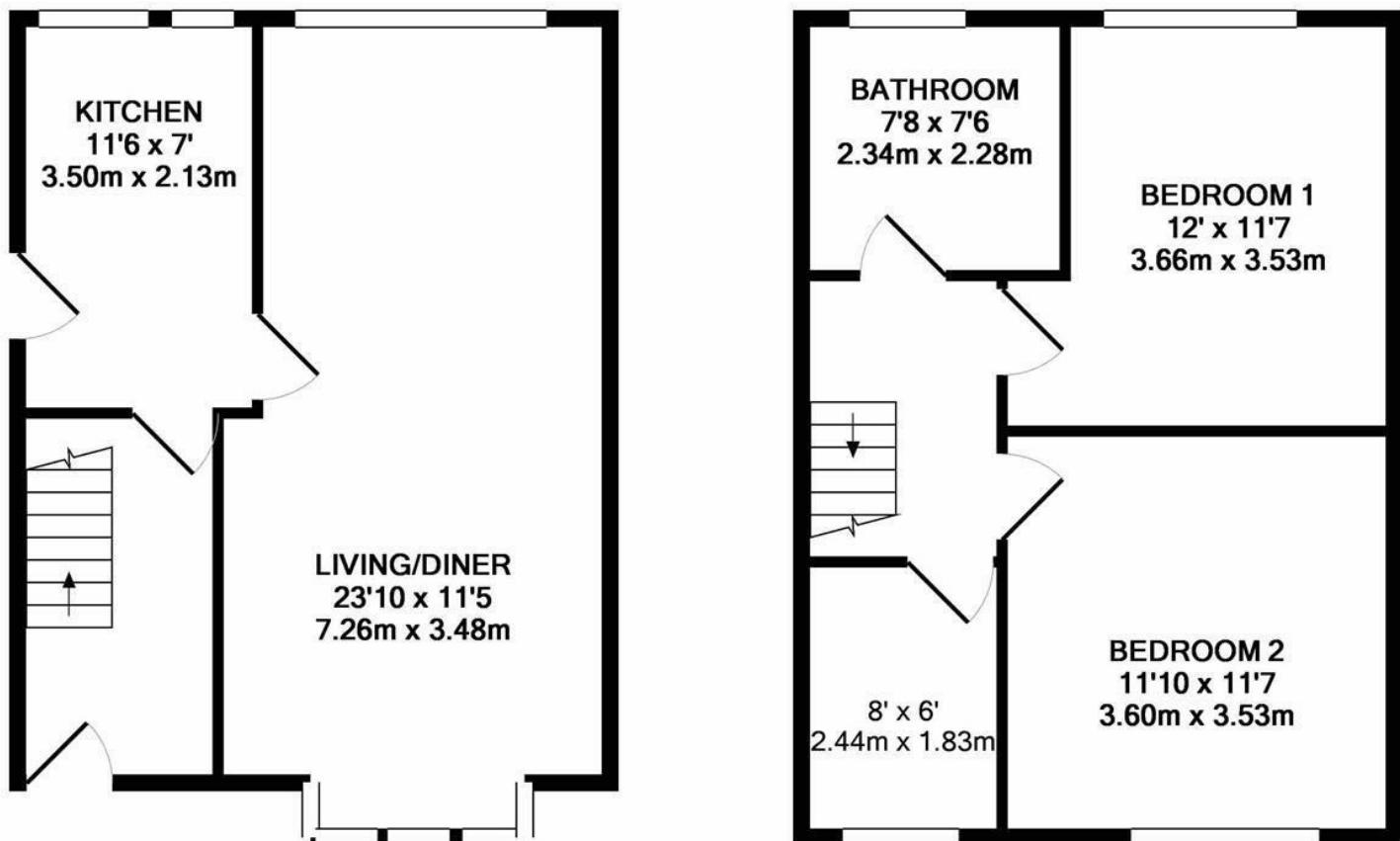
**Cornfield Avenue, Oakes
Huddersfield, Yorkshire**

Offers over £220,000

This three-bedroomed semi-detached home offers ideal family accommodation and is located in this popular area, ideal for local amenities, schooling and M62 motorway access. The accommodation comprises an entrance hallway, open plan living/dining room and kitchen with some integrated appliances. On the first floor is a good sized bathroom and three bedrooms. The property has gas-fired central heating and uPVC double glazing. Externally, there are front and rear gardens, a long driveway providing parking and access to a garage. At the rear is a garden area with timber decking and access to an under-house storage area. The property has the advantage of being offered with vacant possession.



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Details

Entrance Hall



An external uPVC door with a decorative opaque panel and side window gives access to the entrance hallway. This has a staircase with oak spindles and handrail rising to the first floor accommodation, beneath which is a useful storage cupboard. There is a radiator and a door leading to the living/dining room.

Living/Dining Room



This spacious open plan room runs the full length of the property and use of furniture will define the areas. The living area is positioned at the front with a uPVC bay window to the front elevation and a radiator. The dining area has a uPVC window and a radiator. The room could be sub-divided to create separate reception rooms if desired and the dining area has a door through to the kitchen.

Kitchen



The kitchen is positioned at the rear of the property and can be accessed from the hallway and the dining room. It has wall cupboards, base units, working surfaces and a stainless steel sink unit. Integrated appliances include a four-ring gas hob with oven beneath and a canopy style filter hood above and slimline dishwasher. There is space for a freestanding fridge freezer and plumbing for an automatic washing machine. Concealed is the boiler for the central heating system. The room enjoys a dual aspect with side and rear uPVC windows and a uPVC door with opaque glazing.

First Floor Landing

From the hallway, a staircase rises to the first floor landing which has access to the loft area and a uPVC side window.

Bedroom One



This good sized double bedroom is positioned at the front of the property. It has a uPVC window, plenty of space for furniture and a radiator.



Details

Bedroom Two



This good sized double bedroom is positioned at the rear of the property. It has a uPVC window, plenty of space for furniture and a radiator.

Bedroom Three



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

House Bathroom



The good sized bathroom has a three-piece suite comprising a P-shaped bath with overhead waterfall style shower fitting and a hand-held shower attachment, a hand basin with storage cupboards below and a low-level WC with concealed cistern. There is tiling to the walls, a rear uPVC window and a radiator.

External Details



At the front of the property is a perimeter wall with twin metal gates leading to the driveway that provides parking and access to a detached garage. The garage has an up-and-over door and a side window. Steps lead to a timber decked patio area with an under-house storage and an adjoining lawn.

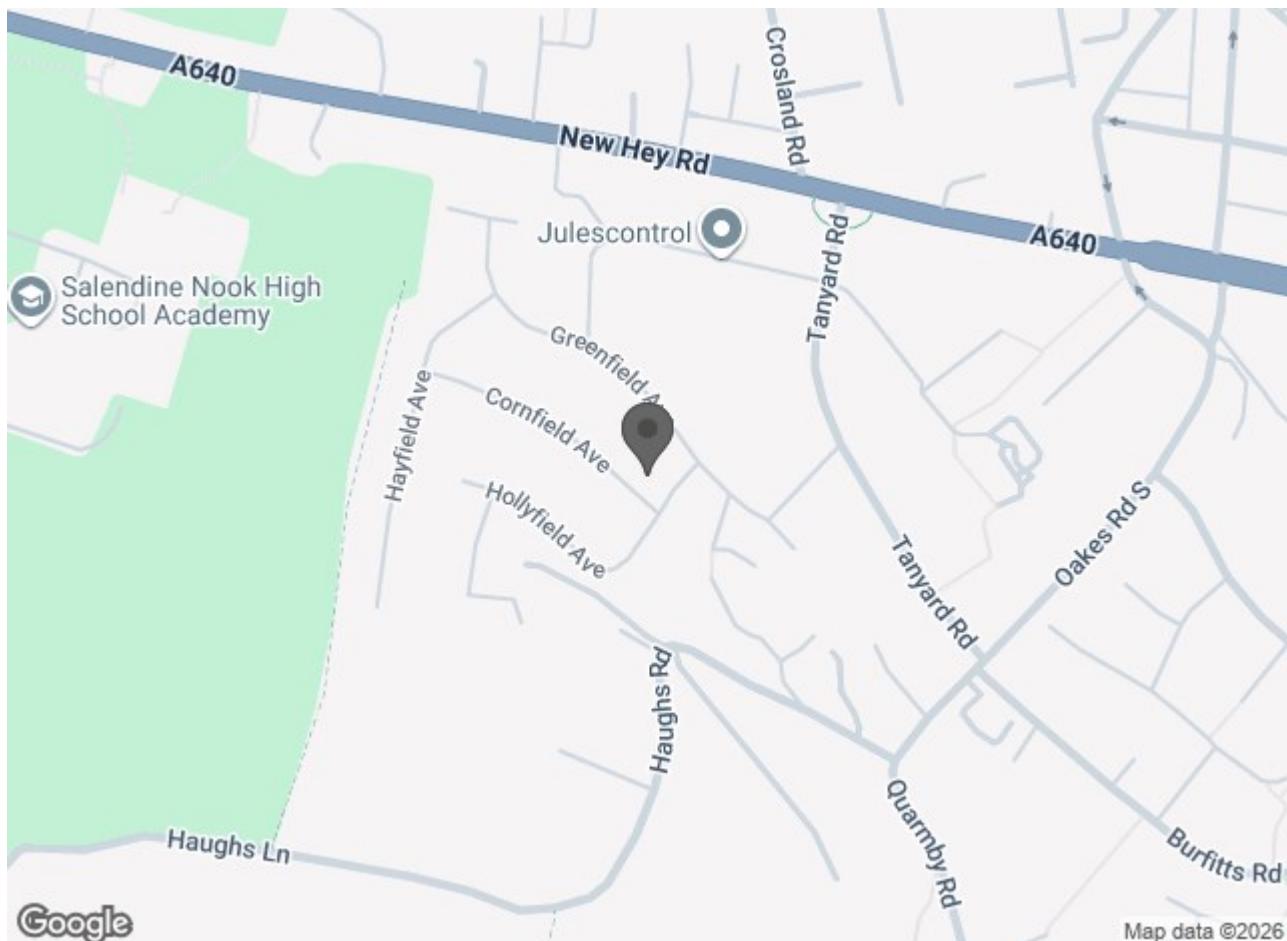
Tenure

The vendor informs us that the property is freehold.
17.12.24

Cornfield Avenue, Oakes Huddersfield, Yorkshire



Directions



Martin
Thornton
ESTATE AGENTS

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Huddersfield, Yorkshire**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.