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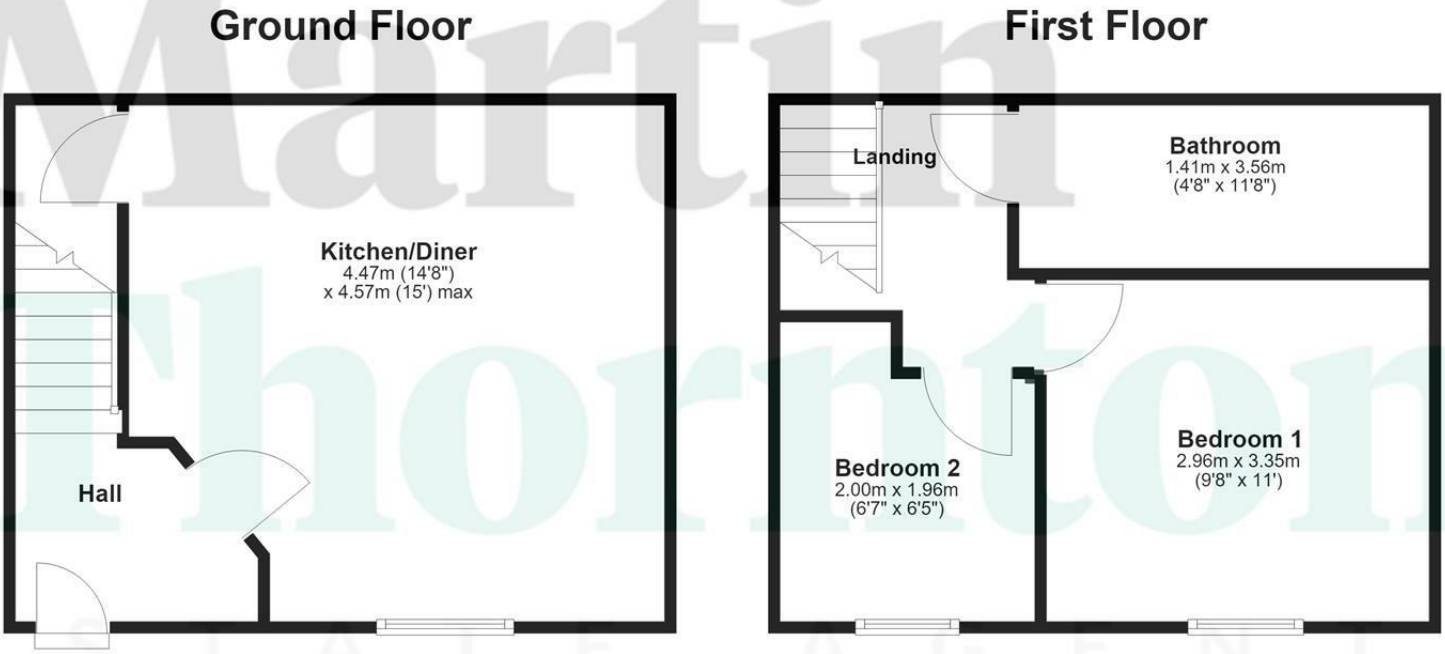
Burfitts Road, Oakes
Huddersfield,

Offers in the region of £150,000

This superb two-bedroom town house, which blends character and contemporary style, having undergone an extensive programme of updating, modernisation and restoration. It has the advantage of no onward chain and would be a perfect first home or down-sizer in this popular, highly accessible and well-regarded area. It has fresh neutral decor throughout and is light and bright, enjoying a south-westerly aspect at the front. The accommodation comprises an entrance lobby, open-plan living kitchen with some integrated appliances and useful utility/basement area with plumbing for an automatic washer. On the first floor are two bedrooms, both with high ceilings, and a stylish, well-appointed bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing (apart from the Velux window in the bathroom). Externally, the garden area is at the front of the property and has timber decking, lawn, external lighting and water. An internal viewing is an absolute must.

Burfitts Road, Oakes
Huddersfield,

Floorplan



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Details

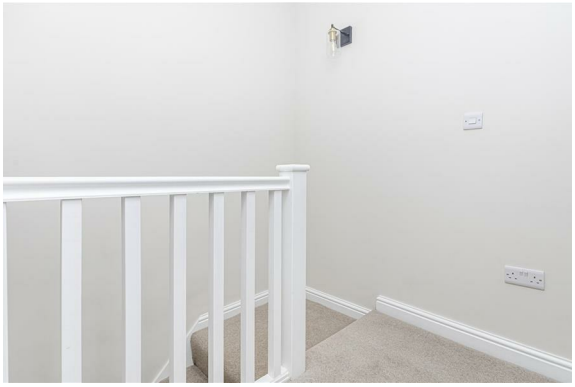
Entrance Lobby
An external uPVC door with opaque glazed panels gives access to the entrance lobby. It has neutral decor and carpeting, a radiator and a staircase rising to the first floor accommodation. A door leads into the open-plan living kitchen.

Living Kitchen
This room blends character and contemporary style seamlessly and the focal point is a floor-to-ceiling fireplace with exposed stone and brickwork. Also, of particular note is the superb stone flagged floor. The kitchen area has units to high and low levels, worktops with matching upstands and a sink with single drainer and mixer tap. Integrated appliances comprise an electric oven, hob and filter hood. There is space for freestanding appliances. The use of furniture creates the different areas and the room is light and bright with neutral decor. It has a large uPVC window maximising natural lighting, with a south-westerly aspect, and a feature radiator. Steps lead down to the basement/utility area.

Basement/Utility Area
This area has a stone flagged floor, plumbing for an automatic washer, power and lighting. It's a perfect place for additional appliances such as a condensing dryer or fridge freezer. There is a uPVC window to the front elevation.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing, which has fresh neutral decor and carpeting. It has a high ceiling with an exposed central beam.



Bedroom One

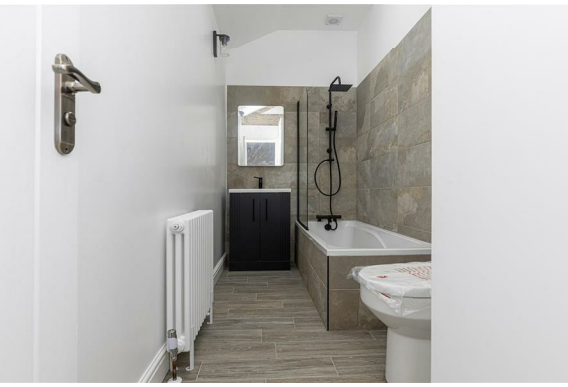
This double bedroom is positioned at the front of the property and has an ornate fireplace with open grate and exposed stone detailing. This room has a wonderful high ceiling, a central beam and timbers and a useful mezzanine storage area with lighting. There are two wall light points, a uPVC window with a south-westerly aspect, maximising natural lighting, provision for a wall-mounted TV to the chimney breast and a radiator.

Bedroom Two

This single bedroom has useful open storage over the staircase projection and a south-westerly aspect via a uPVC window. It has a high angled ceiling with an exposed central beam, wall light points and a radiator.

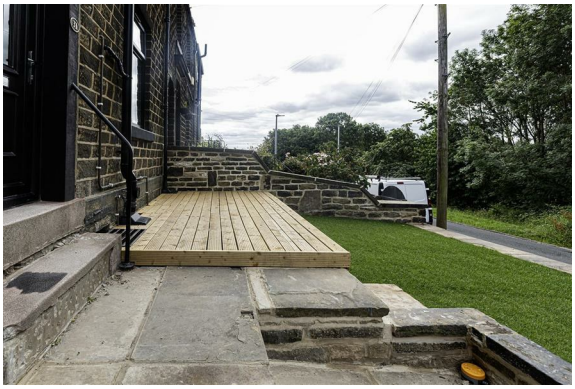
Bathroom

The large bathroom certainly has the wow factor with a wonderful high ceiling incorporating a large Velux window, making the room particularly light and bright. There is a white three-piece suite comprising a bath with a curved shower screen, an overhead waterfall style shower fitting and a hand-held shower attachment; a rectangular hand basin with storage below and an illuminated wall-mounted mirror above, and a a low-level WC. There is appropriate tiling to the walls and floor, a feature radiator, wall light points and an extractor.



External Details

The front garden has been redesigned and has a good-sized timber decked seating area immediately adjoining the property. It has external lighting and water. Adjoining the decking, there is a level lawn and perimeter walling.

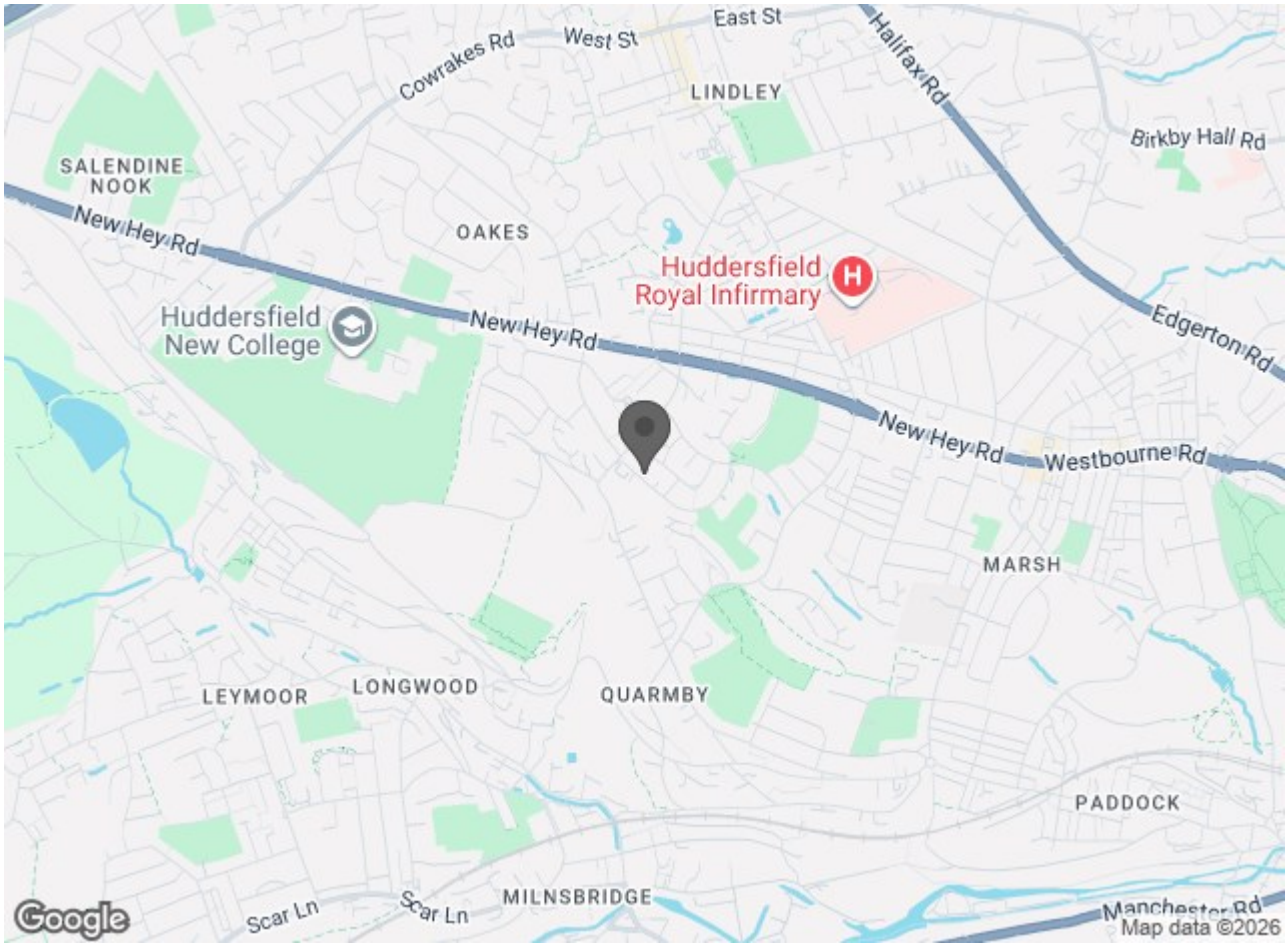


Tenure

The vendor informs us the property is Freehold.

Burfitts Road, Oakes
Huddersfield,

Directions



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