

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



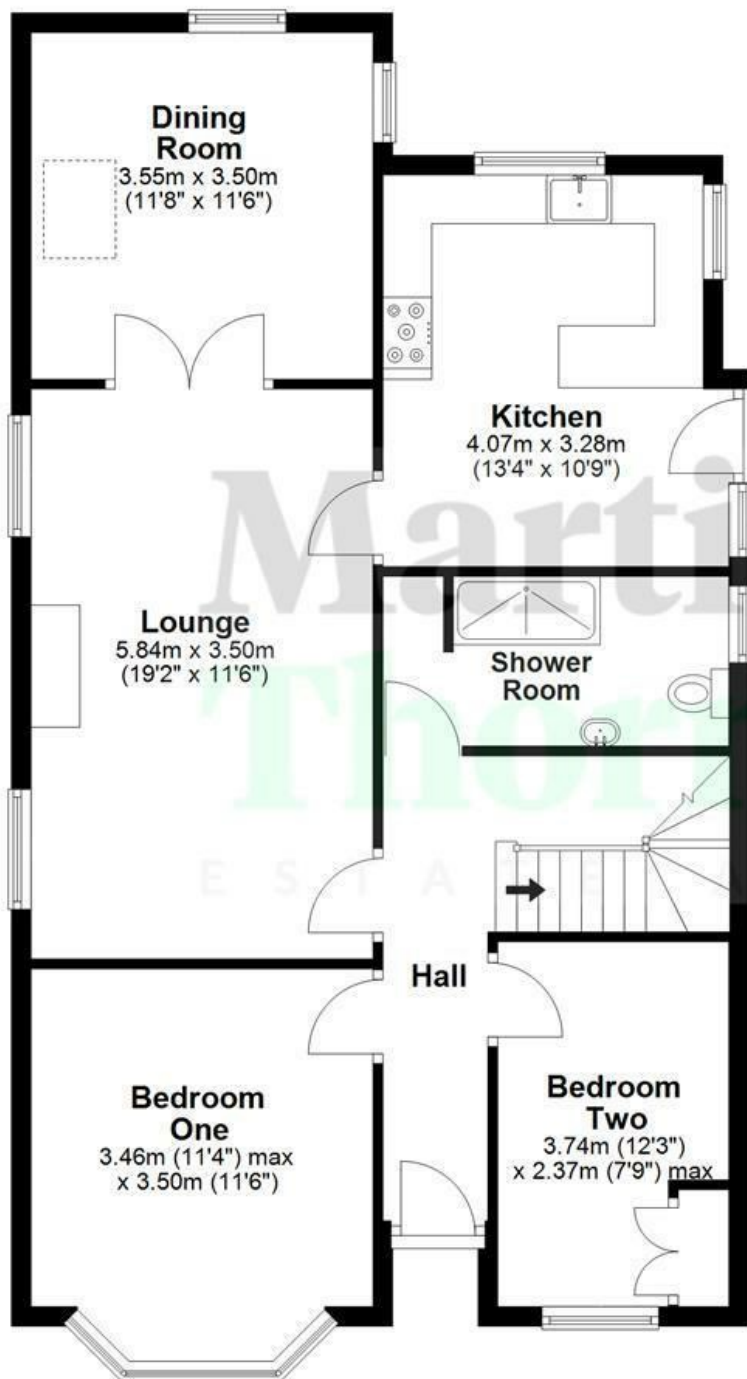
## Oakes Road South, Oakes Huddersfield,

Offers in the region of  
**£325,000**

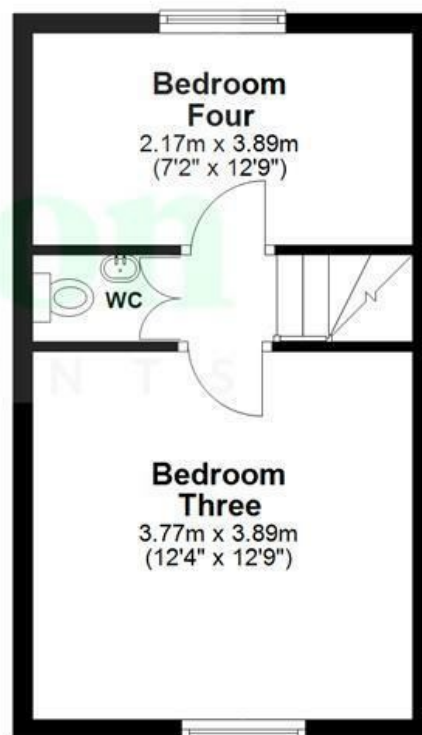
Standing centrally within a good-sized plot is this four-bedroom detached bungalow, offering a certain amount of flexibility with ground and first floor bedrooms. This much loved family home is located midway between Lindley and the shopping centre at Salendine Nook. The accommodation comprises an entrance hallway, shower room, large living room with doors through to the dining room, separate kitchen and two ground floor bedrooms. On the first floor are two further bedrooms and a toilet. The property has a gas-fired central heating system and is majority uPVC double-glazed. Externally, there is extensive parking on the driveway and a garage. The front and rear gardens are of a similar size with lawns. The property is located in this well-regarded area, perfect for commuting, local public transport and amenities. The property is available for sale with no chain involvement.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Oakes Road South, Oakes Huddersfield,

## Details



### Entrance Hallway

A recessed open porch gives shelter from the elements and access to an external timber door with a decorative opaque and leaded glazed panel, leading to the entrance hallway. A staircase rises to the first floor accommodation, beneath which is a useful storage cupboard. Off the hallway, an internal door leads into the living room.



### Living Room

This very spacious reception room is light and bright with two uPVC windows on either side of the chimney breast. It has a stylish composite fire surround with a raised hearth and living flame effect gas fire. There is oak style laminate flooring, plenty of space for furniture and two radiators. Two steps lead up to twin timber and glazed doors which lead through to the dining room.



# Oakes Road South, Oakes Huddersfield,

## Details



### Dining Room

This room has a full height angled ceiling and is light and bright with two large Velux windows and additional rear and side uPVC windows. It makes an ideal formal dining room, but could also be used as a second sitting room. There is a timber fire surround with a raised tiled hearth, home to a gas fire, along with wall light points.



### Kitchen

From the living room, access can be gained into the kitchen, which has base units with wood block style worktops and a rectangular Belfast style sink. The worktop extends to create a breakfast bar and there is space for freestanding appliances, such as a fridge freezer, along with plumbing for an automatic washer. There are rear and side windows, a composite external door leading to the driveway and a radiator.



# Oakes Road South, Oakes Huddersfield,

## Details



### Bedroom One

This ground floor double bedroom is flexible in nature and has previously been used as an additional sitting room. It has a Portuguese limestone fire surround with a matching hearth and an electric fire. There is coving to the ceiling, a picture rail and a radiator.



### Bedroom Two

This ground floor double bedroom is positioned at the front of the property and has a uPVC window overlooking the garden. It has a built-in storage cupboard that also houses the boiler for the central heating system. There is also a radiator.



# Oakes Road South, Oakes Huddersfield,

## Details



### Shower Room

The shower room has a large walk-in shower with an aqua boarded interior and a Mira independent shower. The shower replaced a bath, which could be reinstated if required. There is a wash hand basin with storage below and a low-level WC. The room has appropriate tiling, an extractor fan, downlighting and a radiator. To the side elevation is an opaque uPVC window.



### First Floor Accommodation

From the hallway, the staircase rises to the first floor. At half landing height is a Velux window to the side elevation.

### Bedroom Three

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



# Oakes Road South, Oakes Huddersfield,

## Details



### Bedroom Four

This good-sized fourth bedroom is positioned at the rear of the property and has a uPVC window and a radiator.



### Toilet

The toilet has a low-level WC, a wash hand basin with storage below and a Velux style window to the side elevation.

### External Details

The property stands almost centrally within a good-sized plot. At the front of the property are wrought iron gates onto the driveway, with walling and laurel bushes. There are mature flowerbeds and borders, a lawned garden and a parking/turning area. The driveway continues to timber gates which give access to the garage. There is a paved seating area to the rear of the property, external lighting and water. The rear garden has a lawn and a cherry tree. There is access around the property on all sides.



### Garage

The garage has an up-and-over door and a window to the side.

### Tenure

The vendor has informed us that the property is Freehold.

# Oakes Road South, Oakes Huddersfield,

Directions

