

martin-thornton.com
01484 508000



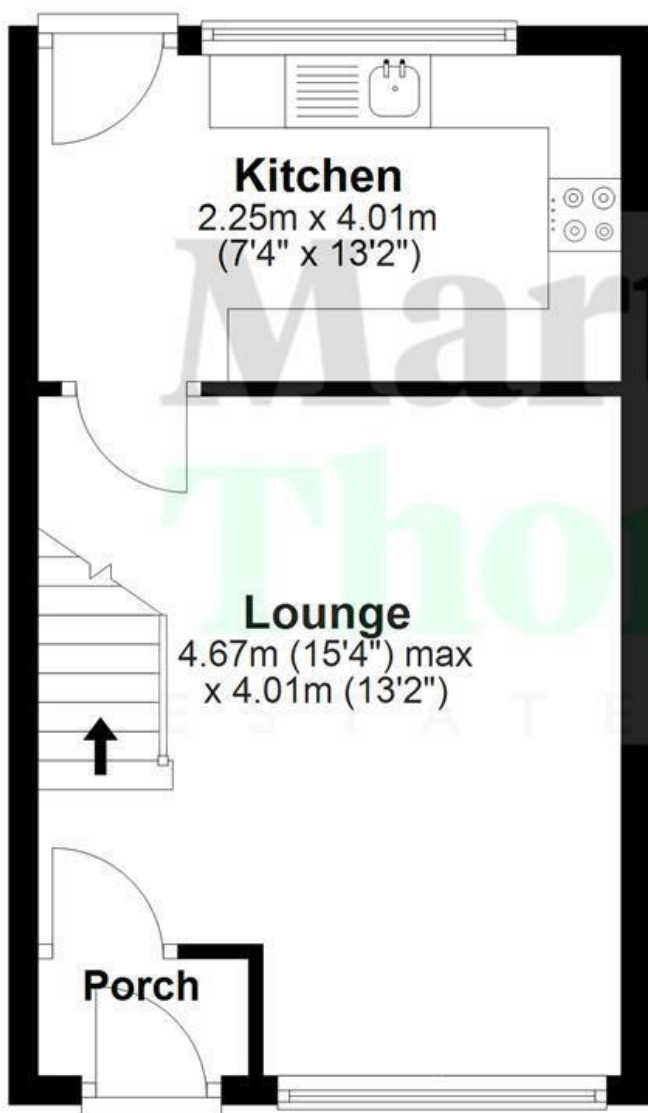
**Greenfield Avenue, Oakes
Huddersfield,**

**Offers in the region of
£160,000**

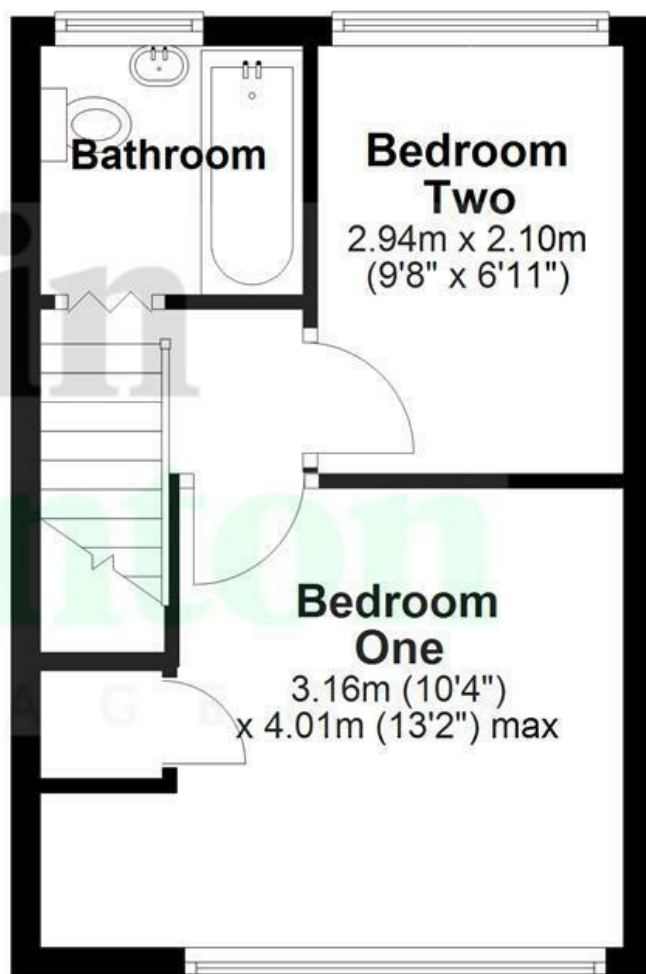
This is a two-bedroom through mid-town house in a block of just four properties with a south-westerly rear aspect. It is positioned in this well-regarded and highly accessible location with local amenities, well-regarded schooling and M62 motorway access. It would make an ideal purchase for first time buyers or a young family. The accommodation comprises an entrance lobby, living room and breakfast kitchen with integrated appliances. On the first floor are two double bedrooms and a contemporary bathroom. The property benefits from uPVC double-glazing. Externally, there are garden areas to the front and rear. Parking is informal on the road.



Ground Floor



First Floor



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

Greenfield Avenue, Oakes Huddersfield,

Details



Entrance Lobby

An external uPVC door with decorative opaque glazed panels opens into the entrance lobby, which is ideal for storing shoes and coats. A panelled door leads into the living room.

Living Room

This good-sized reception room is positioned at the front of the property and has a uPVC window. There is a stylish fire surround incorporating a living flame gas fire upon a matching hearth. There is plenty of space for furniture and an open tread staircase rising to the first floor accommodation. A timber and multi-panelled glazed door leads into the breakfast kitchen.



Breakfast Kitchen

This room is positioned at the rear of the property and has contemporary units to high and low levels with worktops and matching upstands. Integrated appliances comprise a built-in fan oven, ceramic hob, canopy style filter hood, fridge and freezer. Beneath the counter tops, there is space and plumbing for an automatic washer and space for a condensing dryer. There is a breakfast bar that matches the worktops. Concealed is the instant gas water heater. To the rear elevation is a uPVC window and a uPVC opaque glazed door leading into the back garden.



First Floor Landing

From the living room the staircase rises to the first floor accommodation.

Greenfield Avenue, Oakes Huddersfield,

Details



Bedroom One

This large double bedroom is positioned at the front of the property and has a broad uPVC window. It has space for plenty of freestanding or fitted furniture and a useful built-in shelved storage cupboard over the staircase projection.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window. It has space for freestanding or fitted furniture.



Greenfield Avenue, Oakes Huddersfield,

Details



House Bathroom

The bathroom has a white three-piece suite comprising a bath with a folding shower screen and a wall-mounted Mira independent shower over, a rectangular hand basin with storage below and a low-level WC. There is an opaque uPVC rear window, along with a tiled floor and appropriate tiling to the walls.



External Details

In front of the property, there is a perimeter wall, a block paved pathway and a garden area, which is low maintenance and ideal for tubs, pots and planters. The enclosed rear garden enjoys a south-westerly aspect and can be a real sun trap. There is a level lawn and a paved pathway, enclosed by walling and fencing with a gate in the far corner.



Tenure

The vendor informs us that the property is leasehold and we await further information.

Greenfield Avenue, Oakes Huddersfield,

Directions

