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Tanyard Road, Oakes
Huddersfield,

Offers over £350,000

Only by internal inspection can one appreciate the deceptive and flexible nature of this substantial, family home. The property is conveniently situated in one of Huddersfield's most popular postcodes and is only a short distance away from Lindley village with its bars, restaurants and recommended local schooling and colleges. The location of this property offers good access to the M62 motorway network, serving both Leeds and Manchester City centres. The property comprises; entrance hall, kitchen, open plan living/diner, conservatory, bedroom four/ work from home study. To the lower ground floor there is a house bathroom, two double bedrooms, the master enjoying ensuite facilities. There is a corridor leading to a snug with utility area and third bedroom which could be altered to make a teenage area with games room which may be subject to relevant permissions. There is an external door off the snug leading to the garden. To the front of the property, a tarmac driveway provides off-road parking, complemented by a low-maintenance lawned garden with raised borders. To the rear, the garden has been thoughtfully designed for private outdoor living and entertaining, featuring a decked seating area, a further lawned garden, and an additional raised seating space with bark covering. The outdoor space also benefits from external water points and security lighting and enjoys a southerly aspect.

Tanyard Road, Oakes
Huddersfield,

Floorplan

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

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Details

Entrance Hall

A uPVC door with decorative double-glazed inserts and matching glass side panels opens to the spacious entrance hall. There is coving to the ceiling, two ceiling light points, oak flooring running throughout and a radiator. A useful storage cupboard is also home to the Veritas alarm system. A staircase gives access to the lower level and a timber and bevelled glazed door leads to the open-plan living/diner.

Living/Diner

This room has a dual aspect with uPVC double-glazed windows to the front and rear elevations. There is decorative coving to the ceiling, two ceiling light points and oak flooring running throughout. A single step leads to the dining area, which has lovely views from the rear elevation via a large uPVC double-glazed window. The dining area has a ceiling light point, decorative coving to the ceiling and a radiator. A sliding aluminium and double-glazed door leads to the conservatory.

Conservatory
This room has natural light from the rear and side elevations, with beautiful views. There is a central ceiling light point and a radiator.

Bedroom Four/Work from home study
From the living room, a timber door gives access to bedroom four, which is a double room with a dual aspect and uPVC windows to the front and side elevations. There is coving to the ceiling, a ceiling light point and a radiator. Access can be gained to partially boarded loft space.

Kitchen
Accessed via the entrance hallway, the kitchen has a range of modern high gloss wall and base cupboards with downlighting, drawers, roll-edge worktops with brick style tiled surrounds and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include a five-ring gas hob with range-style ovens beneath and an overlying canopy style filter hood, along with a dishwasher. There is space for a freestanding fridge freezer, ceiling downlighting throughout. The room has a dual aspect, with uPVC double-glazed windows to the front and side elevations, oak flooring running throughout.

Bedroom One

From the entrance hall, a staircase leads to the lower ground floor where bedroom one can be found. This double bedroom has a pleasant outlook over the rear garden and beyond via a large uPVC double-glazed window. It has coving to the ceiling, a ceiling light point, oak flooring running throughout and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.

En Suite Shower Room

This room has a white suite comprising a low-level WC, vanity hand basin with waterfall style tap and storage cupboard beneath, and a walk-in shower, home to a contemporary style waterfall style shower. There is tiling to the floor, appropriate tiling to the walls, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail.

Bedroom Two

This double bedroom has a similar outlook to bedroom one over the rear garden and beyond via a large uPVC double-glazed window. It a ceiling light point and a radiator.

House Bathroom

This room has a white suite comprising a low-level WC, vanity hand basin with waterfall style tap and storage beneath, and a freestanding bath with twin taps rising to a shower head. There is a double corner shower cubicle with a waterfall style shower fitting and shower head, along with ceiling downlighting and an extractor fan. The floor and walls are tiled and there is a uPVC double-glazed window allowing natural light from the side elevation.

Snug
A long corridor with ceiling downlighting and a radiator leads to the snug, which has laminate style flooring and a ceiling light point. This is home to the Glow-worm boiler and electric fuse board. An internal door gives access to a utility area and a uPVC door allows access to the side of the property.

Utility
This area has shelving, space and plumbing for an automatic washing machine and tumble dryer, radiator and ceiling light point.

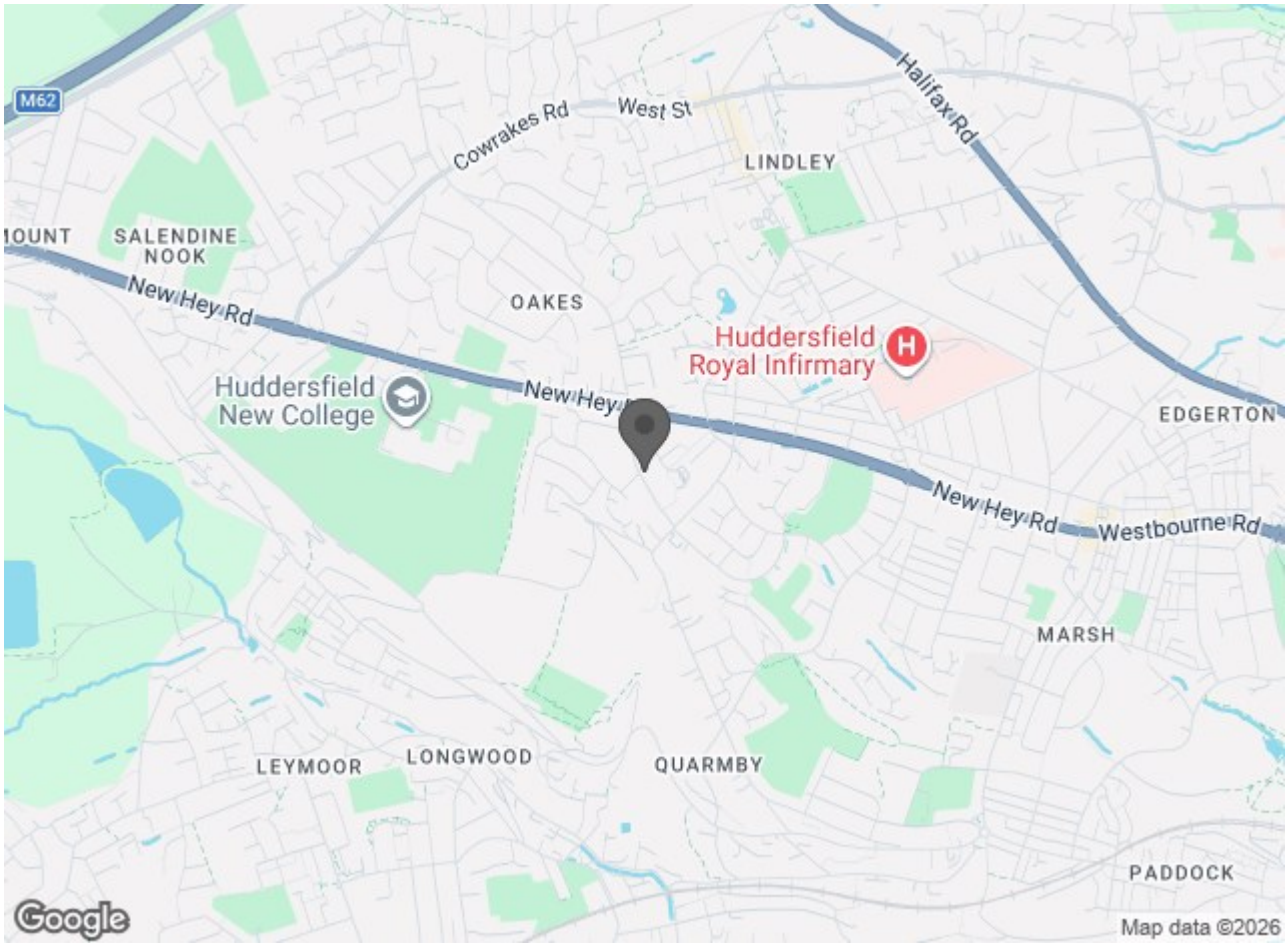
Bedroom Three
A timber door leads to this further bedroom/study, which has a ceiling light point, a radiator and a uPVC window allowing natural light from the rear elevation. This area could be adapted, subject to relevant permissions and regulations, to form a self-contained teenage area.

External Details
At the front of the property, there is a tarmac driveway providing parking and a raised garden area with shrubbery borders. There is security lighting and two wall light points. The rear garden can be accessed from either side of the property via wrought iron access gates. The multi level garden has a raised decked seating area, perfect for outdoor entertaining, raised flowerbeds and stone steps leading to a lawn, with walled and fenced borders and shrubbery. There is an additional, raised seating area with a bark covering, water points and lighting (the rear lighting can be controlled by a switch in the main bedroom). The rear garden benefits from a southerly aspect.

Tenure
The vendor confirms the property is Freehold.

Tanyard Road, Oakes
Huddersfield,

Directions



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