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Westfield Avenue, Oakes
Huddersfield, Yorkshire

Offers over £240,000

Only by an internal inspection can one truly appreciate the quality of this lovely, three-bedroom family home. The property is nestled within a short distance of Lindley Village, with its various bars and restaurants, and is only a short drive away from the M62 motorway network, serving Leeds and Manchester city centres. The accommodation comprises an entrance hallway, living room, kitchen/diner and downstairs shower room. On the first floor, there are three bedrooms, the master with an en suite, and a house bathroom. The property benefits from gas-fired central heating and uPVC double-glazing. Some rooms have under floor heating. Externally, there is a block paved driveway providing off-road parking for several vehicles. At the rear, there is a low-maintenance garden with decking and lawn. The property is offered with vacant position.

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Floorplan

Ground Floor

Approx. 44.7 sq. metres (481.7 sq. feet)

First Floor

Approx. 40.3 sq. metres (434.3 sq. feet)

Total area: approx. 85.1 sq. metres (916.0 sq. feet)

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Entrance Hallway

A composite door with decorative inserts opens to the entrance hallway, which has herringbone style flooring, useful under stairs storage, a ceiling light point and a radiator. A staircase leads to the first floor landing and a timber door gives access to the living room.

Living Room

This reception room is positioned at the front of the property and has a large uPVC double-glazed window. The focal point of the room is a brick fireplace, home to a multi-fuel stove set to a marble hearth. There is a ceiling light point and a radiator.

Kitchen/Diner

The kitchen area has a range of modern wall and base cupboards, drawers, roll-edge granite worktops with matching upstands and a composite sink with hose style tap. The worktops extend to create a breakfast bar. Integrated appliances include a four-ring gas hob, double oven, dishwasher, washing machine and a wine cooler with additional space for a fridge freezer. There is a uPVC window and a composite door with double-glazed inserts providing access to the side elevation. The kitchen area has under floor heating, a Velux window and ceiling downlighting. The dining area has plenty of space for a table, along with a gas fire within a brickwork fireplace, two ceiling light points and a radiator. A uPVC double-glazed window overlooks the rear elevation.

Downstairs Shower Room

The white suite comprises a shower cubicle, home to a mains fed shower, a vanity wash hand basin with waterfall style tap and a low-level WC. There is herringbone style flooring, appropriate tiling to walls, a uPVC double-glazed window to the side elevation and a ceiling light point. This room also has under floor heating and is home to the Vokera central heating boiler.

First Floor Landing

From the entrance hallway, a staircase gives access to the first floor landing, which has a uPVC double-glazed window to the side elevation. There is a useful storage cupboard and access can be gained to the following rooms:

Bedroom One

This double bedroom is positioned at the front of the property and has a pleasant outlook via a uPVC double-glazed window. There is ceiling downlighting, a radiator and plenty of space for furniture. Being the master bedroom, it has the advantage of an en suite shower room.

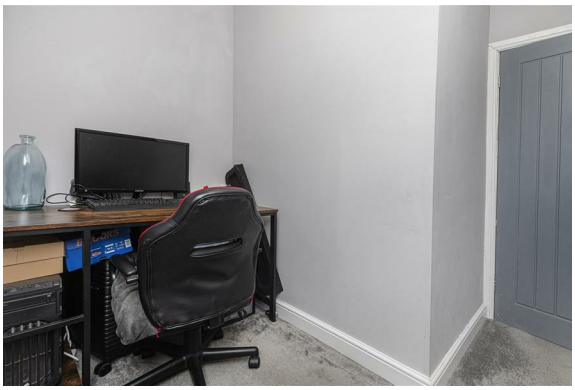
En Suite Shower Room

The white suite comprises a pedestal wash hand basin with waterfall style tap and a corner shower cubicle, home to a mains fed shower. It has laminate style flooring, appropriate tiling to the walls, an extractor fan, ceiling downlighting and a chrome ladder style radiator.

Bedroom Two
This double bedroom is positioned at the rear of the property with a uPVC double-glazed window. It has plenty of space for furniture, a ceiling light point and a radiator.

House Bathroom
The bathroom has a modern white suite comprising a P-shaped bath with twin taps, a wall mounted, trough style wash hand basin with waterfall style tap and a low-level WC. There is vinyl style flooring, appropriate panelling to the walls, ceiling downlighting and a uPVC double-glazed window.

Bedroom Three
This single bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It is currently used as a work-from-home study and has ceiling downlighting and a radiator. Access can be gained to partially boarded loft space with a pull-down ladder.



External Details
At the front of the property, there is a block paved driveway providing off-road parking for several vehicles and a wrought iron access gate at the side. The driveway continues along the side of the property to the rear. The rear garden has a decked area, perfect for outdoor entertaining, and a lawned area with fenced and shrubbery borders. There is an electric point and a water point and outdoor lighting to the front of the property.

Tenure
The vendor informs us that the property is freehold.

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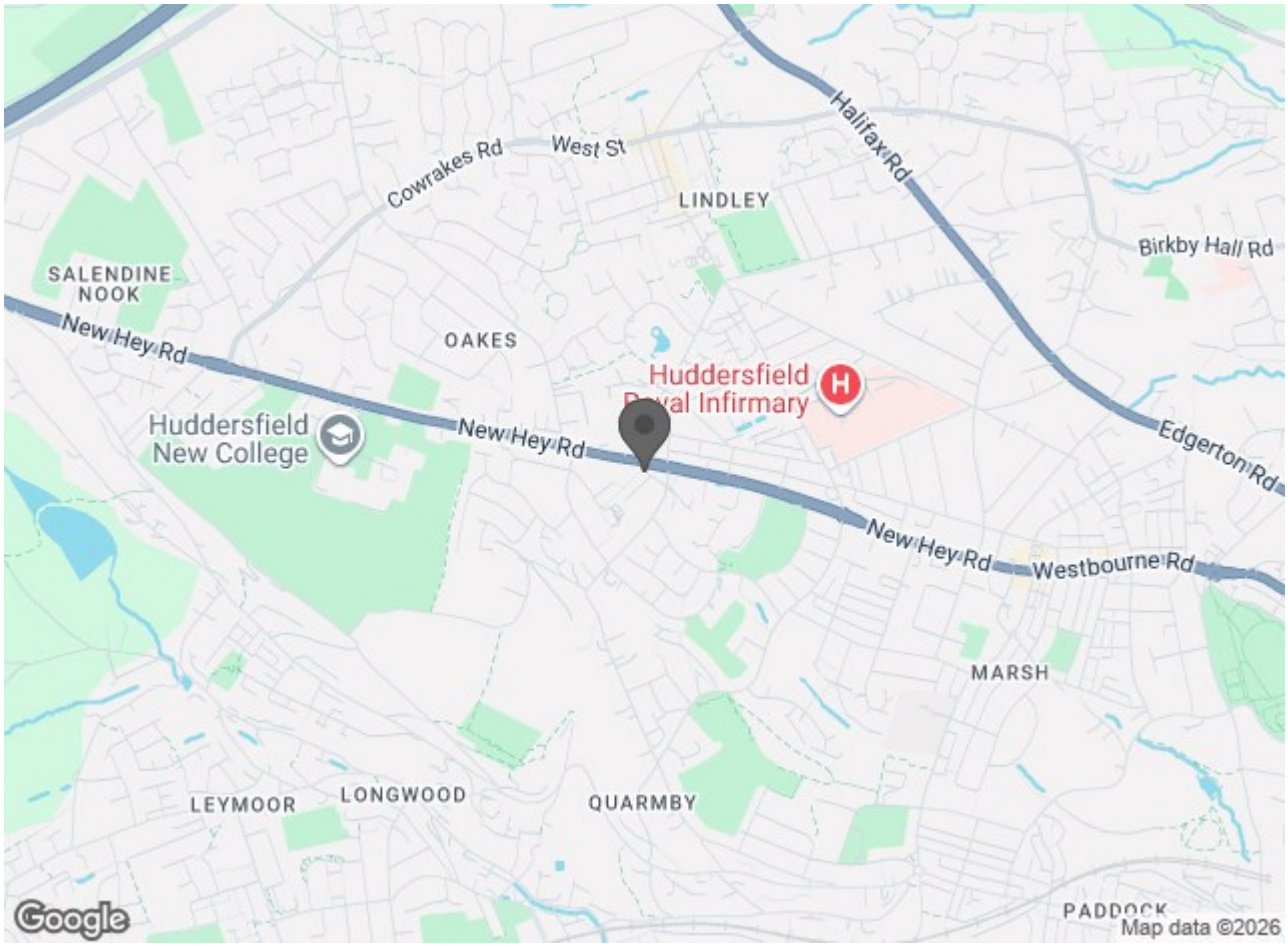
Directions



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