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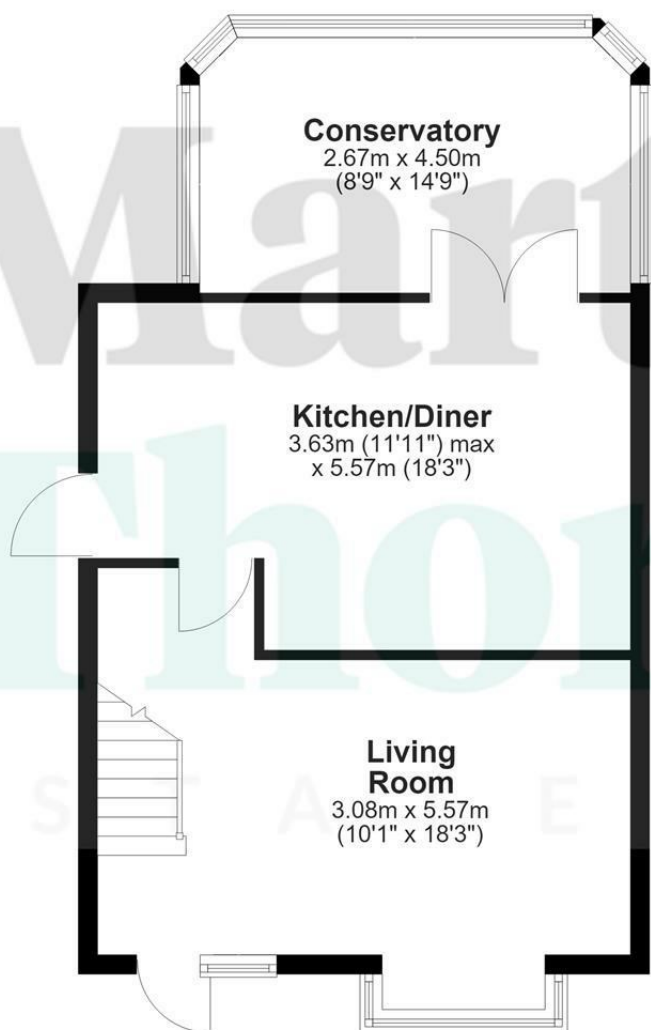
Goldington Avenue, Oakes Huddersfield,

Offers over £250,000

This three-bedroom semi-detached home is located in this well-regarded area with ease of access to local amenities, motorway access and schooling. It has good-sized bedrooms, dining kitchen with appliances and an adjoining conservatory/garden room. It offers ideal family accommodation with the advantage of no chain involvement. The accommodation comprises a living room with bay window, dining kitchen with integrated appliances and a good-sized conservatory with French doors out to the rear garden. On the first floor are three bedrooms and a stylish bathroom with a contemporary three-piece white suite. The property benefits from a gas-fired central heating system and uPVC double-glazing (apart from the garage window which is single-glazed). Externally, in front of the property, there is a walled garden, a driveway providing parking and access to the attached garage and a coloured slate area that could be turned into an extra parking space. There is also a lawned rear garden with a stone patio area.



Ground Floor



First Floor



Goldington Avenue, Oakes Huddersfield,

Details



Entrance

An external composite door with rectangular opaque glazed panels gives access into the living room.

Living Room

This reception room is positioned at the front of the property and has a large uPVC and double-glazed walk-in bay window. The focal point of the room is a limestone fire surround with matching inlay and hearth, home to a coal effect fire. There is coving to the ceiling, a wall light point and two radiators. The initial portion of the room has dark oak effect laminate flooring, with neutral grey carpeting to the remainder. A spindle staircase rises to the first floor accommodation, beneath which is a good-sized storage cupboard. A timber and glazed internal door leads into the dining kitchen.



Dining Kitchen

This good-sized room has kitchen units to high and low levels with matching upstands, a sink with single drainer and mixer tap. It has a five-ring gas hob with splashback and a broad, illuminated canopy style filter hood. There is also an integrated fan oven and dishwasher. The room has a useful under stairs storage area, which previously housed a freestanding fridge freezer. The large dining area can easily accommodate a formal dining table. The room in its entirety has a continuation of the dark oak effect laminate flooring. There is glazed shelving to the chimney breast with up-lighting, coving to the ceiling and a radiator. Timber and glazed doors give access to the conservatory and garden beyond.



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Conservatory

This most versatile and spacious room has uPVC double-glazing to three elevations and a high angled ceiling. French style doors give access to the garden. It could be utilised as a formal dining room or second sitting room/playroom. It has a tiled floor and a radiator.



First Floor Landing

From the living room, the staircase rises to the first floor landing, which has spindle balustrading and a uPVC window to the gable wall.

Bedroom One

Positioned at the front of the property, this large double bedroom is light and bright with a broad uPVC window. It can easily accommodate freestanding or fitted furniture and has coving to the ceiling and a radiator.



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Bedroom Two

This good-sized double bedroom is positioned at the rear of the property and can easily accommodate fitted or freestanding furniture. It has a uPVC double-glazed window and a radiator.



Bedroom Three

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



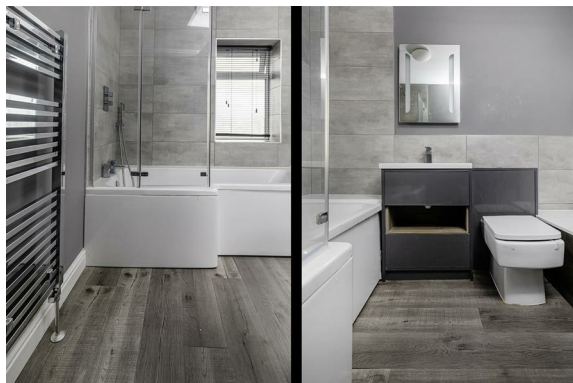
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House Bathroom

The bathroom has been updated in more recent times and has a white three-piece suite. It has a P-shaped bath with a glazed shower screen and an overhead waterfall style shower fitting, as well as an additional wall-mounted, hand held shower attachment. There is a rectangular hand basin with storage below and a low-level WC. The walls have appropriate tiling and there is wood effect laminate flooring. The room has an illuminated mirror and a chrome ladder style radiator.



External Details

In front of the property is a low-level perimeter wall, a level lawned garden and a driveway providing parking and access to the attached garage, which houses the boiler for the central heating system. To the left of the garage, there is a coloured slate section, which could be utilised as further parking. The rear garden is enclosed by perimeter fencing and has a stone paved seating area and steps up to a lawned garden.



Garage

The attached garage also houses the boiler for the central heating system.

Tenure

The vendor informs us that the property is freehold.

Goldington Avenue, Oakes Huddersfield,

Directions

