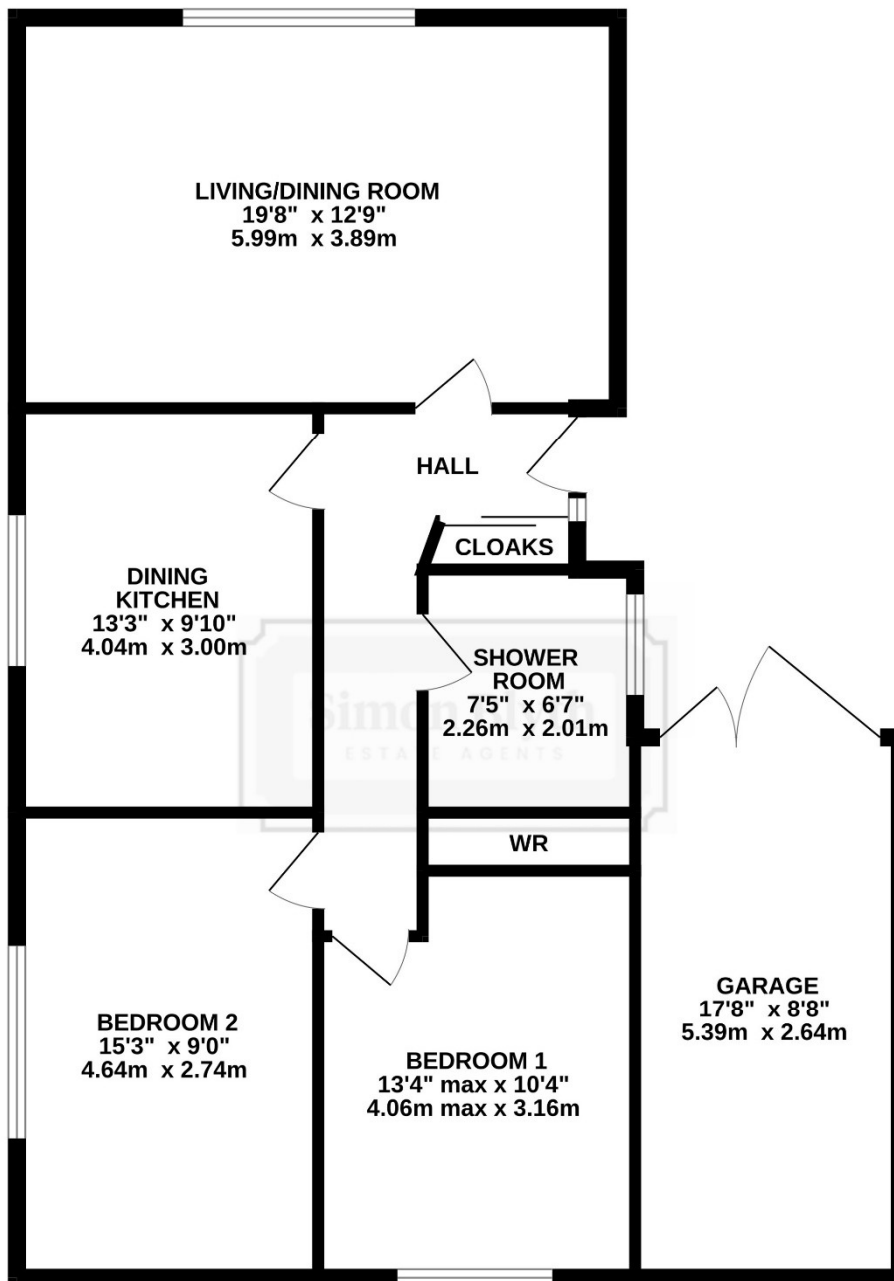




2 Oakes Road South, Oakes, Huddersfield, HD3 4XT



OAKES ROAD SOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this modern stone built two double bedroom detached true bungalow occupying a convenient position close to local shops and amenities and just a short drive from the M62 motorway.

The property was built in the gardens of a larger detached house and is approached through stone gate posts with twin wrought iron gates onto a shared tarmac driveway which in turn leads to a block paved driveway which provides off-road parking and in turn leads to an attached single garage.

The accommodation is served by a gas central heating system with boiler replaced in 2024, there is timber and sealed unit double glazed windows and security alarm. Briefly comprising L shaped entrance hall, living/dining room, dining kitchen, two double bedrooms and shower room. The property stands within tree lined gardens bordered by a dry-stone wall with lawned areas to the front and side and a pathway to the rear and far side.

Price £300,000

L SHAPED ENTRANCE HALL

With composite panelled and frosted double glazed door with adjacent frosted uPVC double glazed window. There are two ceiling light points, loft access, ceiling coving, central heating radiator and a sliding door cloaks cupboard. From the hallway access can be gained to the following rooms: -

LIVING ROOM

Measurements- 18'8" x 12'9"

A comfortable and well-proportioned reception room with timber and sealed unit double glazed window looking out over the front garden, there are two ceiling light points, ceiling coving, central heating radiator and as the main focal point of the room there is an Adams style fire surround with floral tiled inset and home to a coal effect electric fire which rests on a floral tiled hearth.



DINING KITCHEN

Measurements- 13'3" x 9'10"

This has a timber and sealed unit double glazed window looking out over the side garden, there are inset ceiling spotlights, central heating radiator and fitted with a range of base and wall cupboards, drawers, bevelled glass display cupboards with glass shelving, display shelving, contrasting overlying worktops with tiled splashbacks, four ring gas hob with electric fan assisted oven beneath, integrated fridge and inset one and a half bowl single drainer stainless steel sink.



BEDROOM ONE

Measurements- 13'4" x measured to wardrobes x 10'4"

A double room with timber and sealed unit double glazed window looking out to the rear. There is a ceiling light point, central heating radiator and fitted wardrobe with a dressing table with cupboards over and drawers beneath.



BEDROOM TWO

Measurements- 15'3" x 9'0"

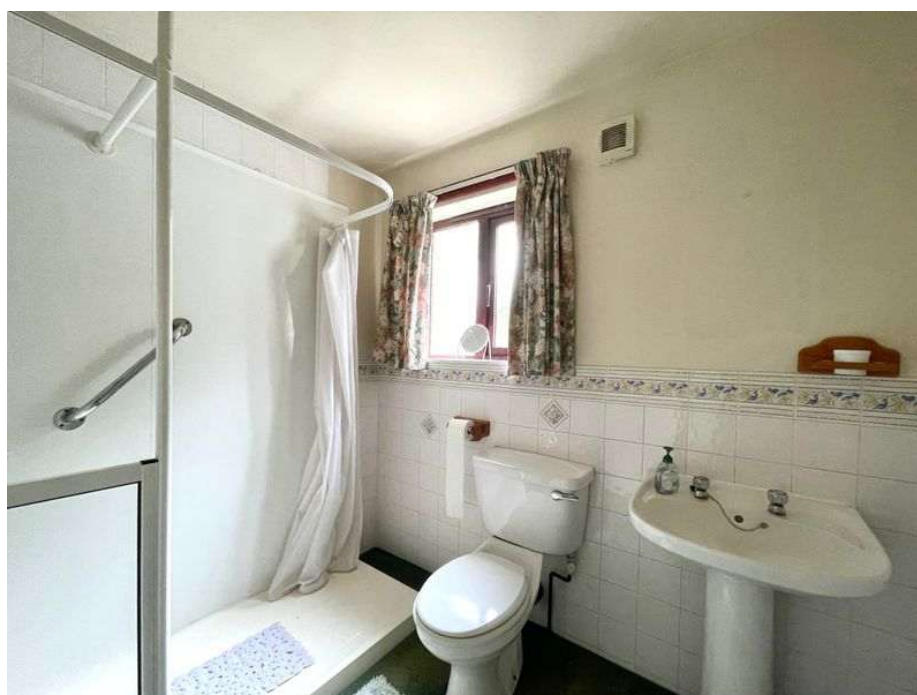
A good-sized double room with timber and sealed unit double glazed windows looking out over the side garden. There is a ceiling light point and central heating radiator.



SHOWER ROOM

Measurements- 6'7" x 7'5"

With a timber and frosted double glazed window, inset ceiling downlighters, extractor fan, part tiled walls, central heating radiator and fitted with a suite comprising pedestal wash basin, low flush w.c and walk in shower with shower curtain and Mira sport electric shower fitting.



OUTSIDE

PARKING

To the left-hand side of the bungalow there is a block paved driveway which has a twin timber gate part way down and from here access can be gained to an attached garage.

GARAGE

Measurements- 17'8" x 8'8"

With twin metal doors, ceiling light, two double power sockets, plumbing for automatic washing machine and wall mounted Worcester gas fired central heating boiler.



GARDENS

To the left-hand side of the garage there is a flagged pathway which continues across the rear where there are planted trees and bordered by a stone wall with timber fencing over. This gives access to the side garden via a wrought iron hand gate. The side garden has a flagged pathway, lawn, planted trees and shrubs and is bordered by a dry-stone wall. This leads across the front where there is a continuation of the lawn together with a flagged pathway and a timber hand gate leads onto the driveway.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has a timber sealed unit double glazing

Property tenure – Freehold

Council tax band – C

Directions- Using satellite navigation enter the postcode HD3 4XT

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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