

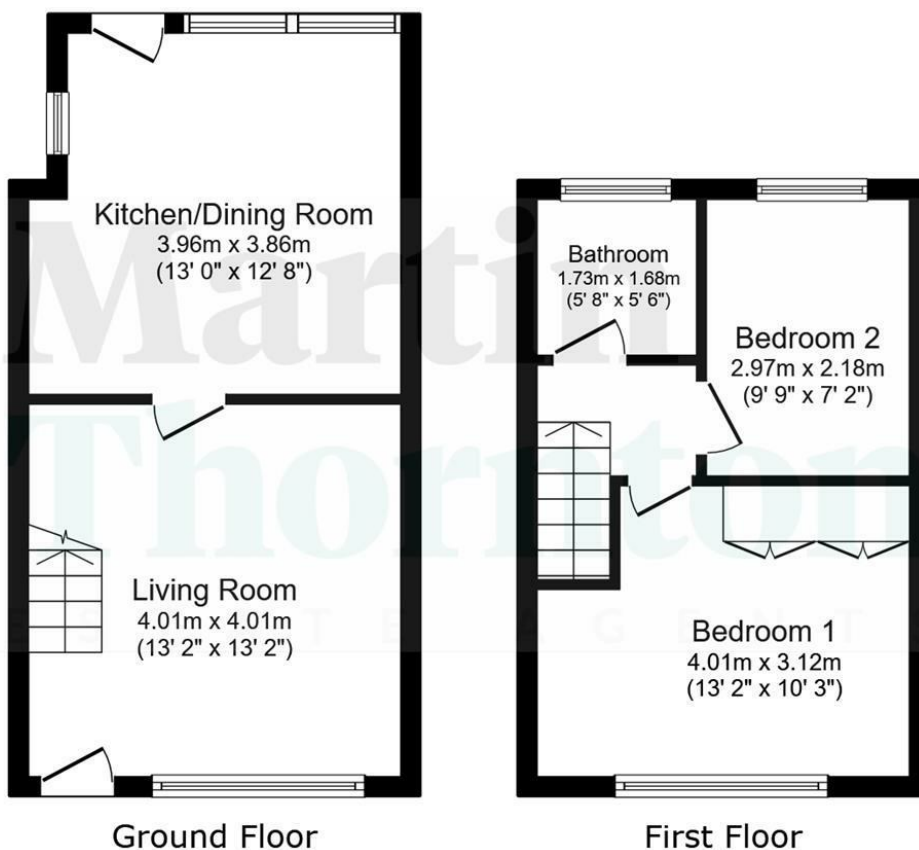
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Greenfield Avenue, Oakes Huddersfield,

**Offers in the region of
£170,000**

Extended from its original design and enjoying a cul-de-sac setting is this two double bedroom mid-town house, which enjoys a south-westerly rear aspect. It is positioned in this popular area close to local amenities, motorway access and schooling. The property would suit a young family or first time buyer. The light and bright interior is presented to a high standard throughout. The accommodation comprises a living room, extended dining kitchen with built-in oven and hob, and, on the first floor, two double bedrooms and a bathroom with an over-bath shower. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is timber decking and a stone flagged seating area. This property is offered with the advantage of no onward chain.



Ground Floor

First Floor

Total floor area: 56.0 sq.m. (602 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details



Entrance

A composite entrance door with opaque glazed panels gives access into the living room.

Living Room

This good-sized reception room is positioned at the front of the property and is particularly light and bright, with a broad uPVC double-glazed window that maximises natural lighting. The focal point of the room is a marble finish fire surround with matching inlay and hearth, home to a coal effect living flame gas fire. There is coving to the ceiling, wall light points and a radiator. A staircase rises to the first floor accommodation and a panelled timber door leads into the dining kitchen.



Dining Kitchen

This room has been extended from its original design and creates a large eating and entertaining space at the rear of the property. It has an extensive range of units to high and low levels with worktops and matching upstands, and a one-and-a-half bowl sink with single drainer and mixer tap. Integrated appliances comprise a fan oven and a four-ring gas hob with a canopy style filter hood. There is plumbing and space for an automatic washer and space for a freestanding fridge freezer. Concealed is the boiler for the central heating system. There is plenty of space for a formal dining table. The room has a radiator and enjoys a dual aspect, with rear and side uPVC windows, along with an external composite door with an arched panel.



First Floor Landing

From the living room, a staircase rises to the first floor landing.

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Bedroom One

This large double bedroom is positioned at the front of the property, being particularly light and bright with large uPVC double-glazed windows. It has a built-in quadruple wardrobe and a good-sized storage cupboard over the staircase. There is space for further freestanding or fitted furniture, coving to the ceiling and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a large uPVC window and a radiator.



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Bathroom

The bathroom has a white three-piece suite comprising a bath with a folding shower screen and a Mira 415 wall-mounted shower over, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, an opaque rear uPVC window and a radiator.



External Details

There is a low-level perimeter wall with railings on top and the front garden has been designed for ease of maintenance with gravel and a central circular stone patio, perfect for tubs, pots and planters. The rear garden has been enclosed by perimeter walling and fencing, designed for ease of maintenance. It has a full-width timber decked seating area, which can be a real sun trap with a south-westerly aspect, perfect for the afternoon sun. Adjoining the decking, there is a similarly sized stone flagged seating area, a timber shed and a lockable timber gate at the far end.



Tenure

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

Greenfield Avenue, Oakes Huddersfield, Directions

