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## **Mountbatten Gardens, Oakes Huddersfield, Yorkshire**

**Offers in the region of  
£280,000**

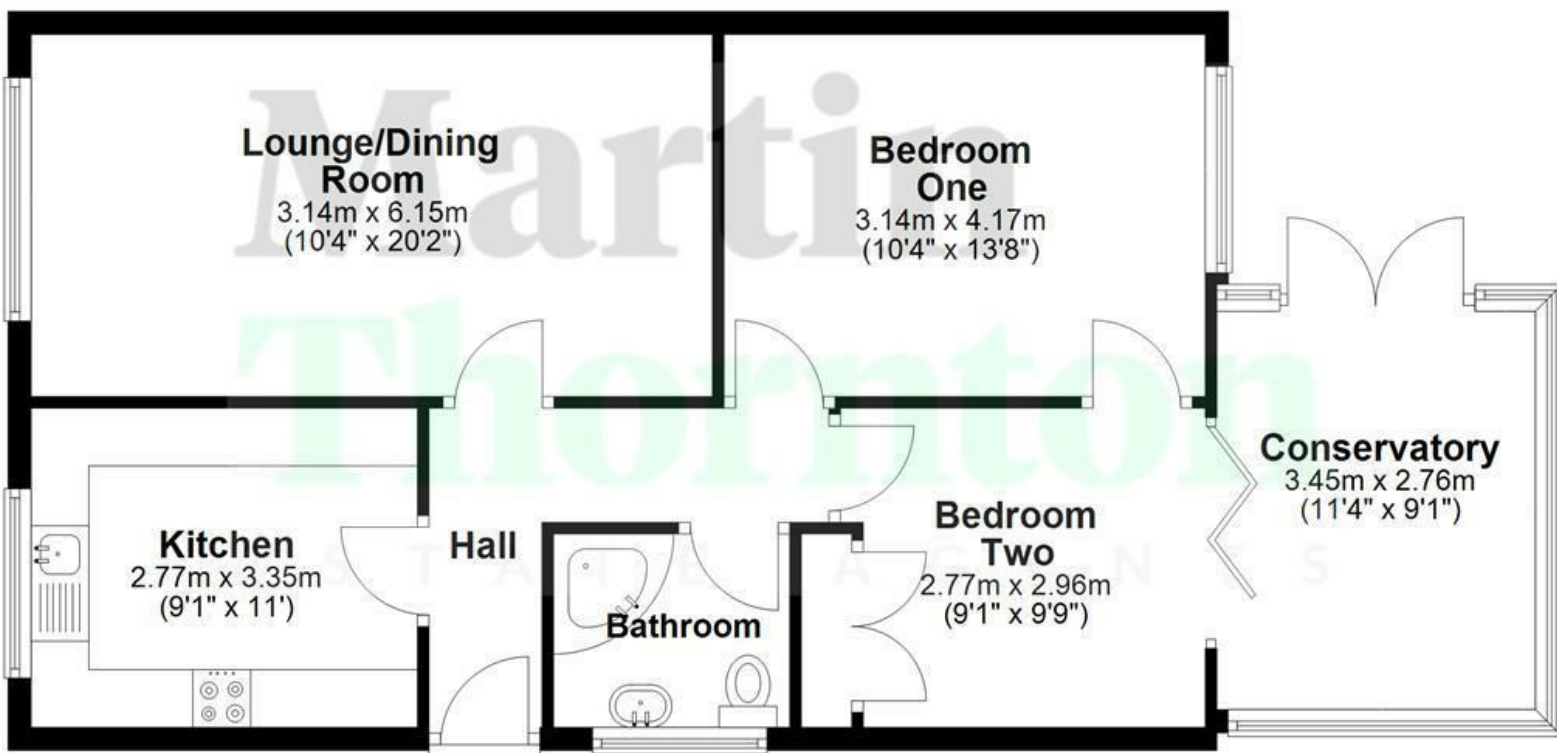
This two double bedroom, detached, true bungalow is located in a lovely cul-de-sac position on a generously sized plot. It may prove suitable for persons requiring accommodation on one level, or a professional couple looking to access the nearby M62 motorway network and Lindley Village with its various amenities. The accommodation comprises an entrance hall, kitchen, living diner, two double bedrooms, house bathroom and conservatory. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a low-maintenance garden and a tarmac driveway providing off-road parking for several vehicles. At the rear, there is a lovely, enclosed garden with raised decking, perfect for outdoor entertaining. The detached single car garage has an up-and-over door, power and light.

**Mountbatten Gardens, Oakes  
Huddersfield, Yorkshire**

Floorplan



**Ground Floor**



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

# Mountbatten Gardens, Oakes Huddersfield, Yorkshire

## Details



### Entrance Hall

A uPVC door with decorative panels opens to the entrance hall, where there is a radiator, ceiling downlight points and an alarm system. There is access to partly boarded loft space with a pull-down ladder, home to the Logic central heating boiler, and a timber door opens to the kitchen.

### Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink with twin taps. Integrated appliances include a range style oven with five-ring gas hob and canopy style filter hood, fridge freezer, dishwasher, washer and dryer. A uPVC double-glazed window overlooks the front elevation. The room has laminate style flooring, a ceiling downlight point, brick style tiling to the walls and a wall heater.



### Living Diner

This spacious room is positioned at the front of the property and has a uPVC double-glazed window, two ceiling light points and a radiator. It has plenty of room for a table and other furniture and a wall-hung electric fire.



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### Bedroom One

This double bedroom has a uPVC double-glazed window overlooking the rear elevation, a ceiling light point and a radiator. There is plenty of room for furniture.



### Bedroom Two

This double bedroom has fitted wardrobes to one wall with hanging rails and shelving, a ceiling light point and a radiator. A set of folding timber doors with glazed inserts opens to the conservatory.



### Conservatory

The conservatory has uPVC windows to three elevations providing lots of natural light. A set of French style patio doors give access to the rear garden. There is a radiator, a wall heater and laminate style flooring throughout.



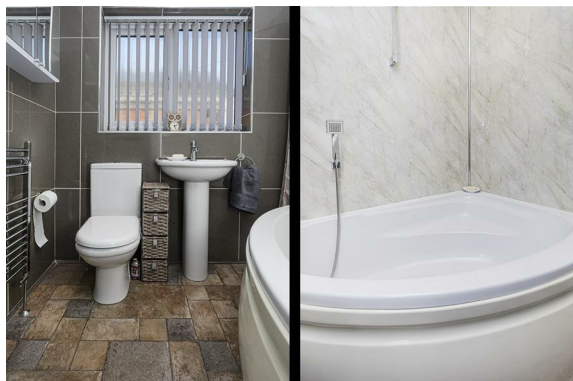
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## Details

### House Bathroom

The bathroom has a white suite comprising a corner bath with twin taps rising to a shower head, pedestal hand basin with a waterfall style mixer tap and a low-level WC. The room has laminate style flooring, panelling and tiling to the walls, a wall-mounted vanity unit, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. There is a uPVC double-glazed window.



### External Details

At the front of the property, there is a tarmac driveway providing off-road parking for several vehicles and an artificial lawn with shrubbery borders. A further driveway leads down the side of the property to the rear. There are outside power and water points. A set of wrought iron gates provide access to the rear garden, which has an artificial lawn and a raised decked seating area, perfect for outdoor entertaining.



### Garage

The detached single garage has an up-and-over door, power and lighting. A side window provides natural light.

### Tenure

The vendor informs us that the property is freehold.

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Directions

