





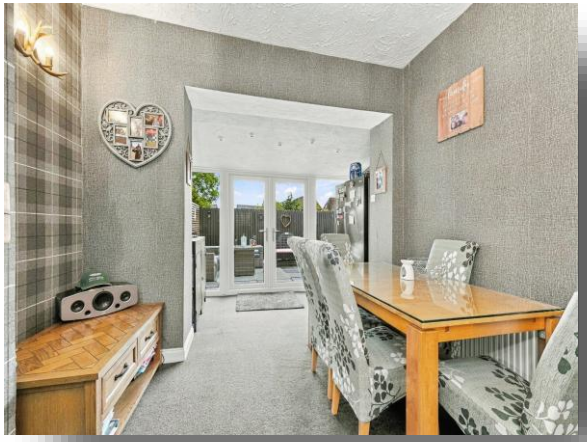
Westfield Avenue,Oakes Huddersfield HD3 4FN

william h brown

welcome to

Westfield Avenue, Oakes Huddersfield

GUIDE PRICE £260,000-£270,000. Beautifully presented three-bedroom semi-detached home set on a quiet cul-de-sac in Oakes. Featuring spacious open-plan living, a separate lounge, substantial loft conversion, private rear garden, double driveway with EV charging point, and excellent commuter links.

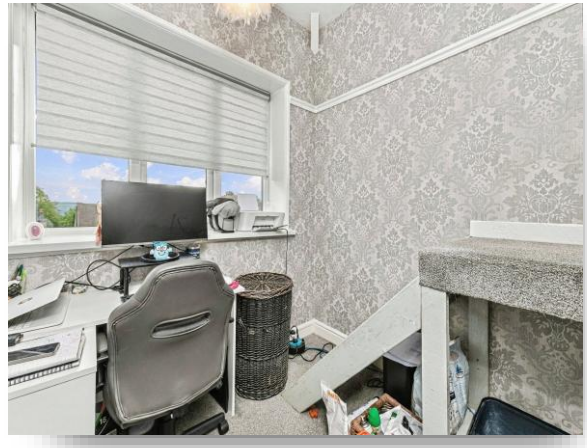












Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
11' 4" x 10' 3" (3.45m x 3.12m)

Diner
12' 4" x 18' 3" (3.76m x 5.56m)

Kitchen
13' 3" x 5' 1" (4.04m x 1.55m)

Bedroom One
12' 6" x 9' 11" (3.81m x 3.02m)

Bedroom Two
10' 5" x 10' 5" (3.17m x 3.17m)

Bedroom Three
8' 10" x 7' 1" (2.69m x 2.16m)

Loft
14' 8" x 8' 2" (4.47m x 2.49m)

welcome to

Westfield Avenue, Oakes Huddersfield

- Spacious Open-Plan Dining/Reception Room
- Beautifully Landscaped Private Rear Garden
- Substantial Loft Conversion
- Double Block-Paved Driveway
- Quiet Cul-de-Sac Location

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£260,000 - £270,00,









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119461

The Property Ombudsman

Property Ref:
HDF119461 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01484 542072

huddersfield@williamhbrown.co.uk

8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.