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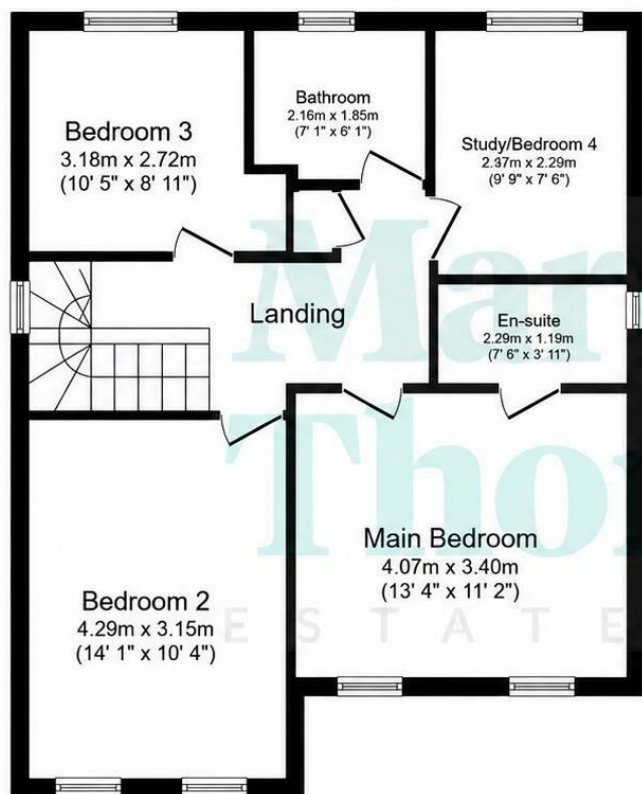
## Jericho Way, Oakes Huddersfield,

**Offers over £375,000**

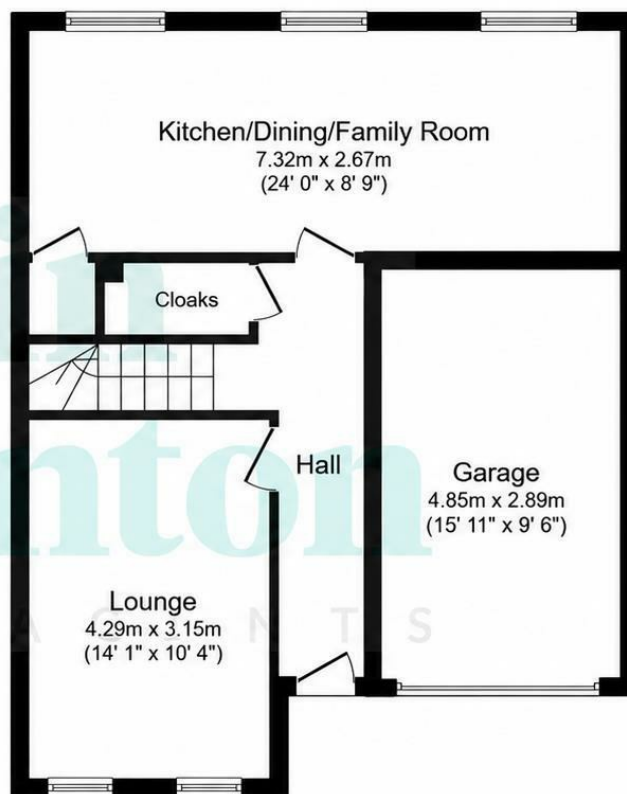
This well-presented, four-bedroom detached family home is conveniently situated to one of Huddersfield's most sought after postcodes. It was constructed circa 2017 by reputable home builder, Persimmon Homes. The home may prove suitable to an expanding family buyer or a professional couple looking to access nearby Lindley Village with its various bars and restaurants. It is a short drive away from the motorway network, serving Leeds and Manchester City Centres. The accommodation comprises an entrance hall, living room, cloakroom/WC, open-plan dining kitchen with some integrated appliances, four good-sized bedrooms (the master incorporating an en suite shower room) and a house bathroom. The property benefits from gas-fired central heating and is predominantly uPVC double-glazed. Externally, there is a lawned garden to the front elevation and a tarmacked driveway proving ample parking and access to a garage with an up-and-over door, power and light. At the rear, there is an enclosed garden with a patio seating area and a lawn, perfect for outdoor entertaining and benefitting from a southerly aspect.

# Jericho Way, Oakes Huddersfield,

## Floorplan



First Floor



Ground Floor

Total floor area: 120.6 sq.m. (1,298 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](http://www.Propertybox.io)

# Jericho Way, Oakes Huddersfield,

## Details



### Entrance Hall

A uPVC door with double-glazed inserts opens to the entrance hall, which has LVT flooring, a central ceiling light point and a radiator. Access can be gained to the first floor landing and a timber door leads into the living room.



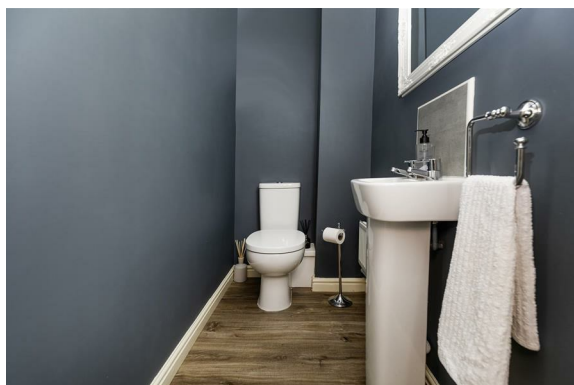
### Living Room

This reception room is positioned at the front of the property and has two uPVC and double-glazed windows overlooking the front elevation. It has a central ceiling light point and a radiator.



### Cloakroom WC

This room houses a low-level WC and a pedestal hand basin with a mixer tap. There is a continuation of the LVT flooring, a central ceiling light point, an extractor fan and a radiator.



# Jericho Way, Oakes Huddersfield,

## Details



### Kitchen Diner

The kitchen area has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops with matching upstands and a composite one-and-a-half bowl sink with twin taps. There is a continuation of the LVT flooring and ceiling light points. Integrated appliances comprise an oven, four-ring gas hob with overlying canopy style filter hood, fridge freezer, washing machine and dishwasher. This room is home to the Ideal central heating boiler. A uPVC double-glazed window overlooks the rear garden. The LVT flooring continues to the dining area, which has plenty of room for freestanding furniture, a central ceiling light point and a radiator. There is a useful under stairs storage cupboard with hanging hooks and shelving, perfect for storing shoes and coats, etc. A set of uPVC double-glazed patio doors give access to the rear garden.



### First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where there is a uPVC double-glazed window allowing natural light and a central ceiling light point. There is a useful storage cupboard with shelving options, perfect for storing linen, etc. Access can be gained to boarded loft space via a pull-down ladder, with power and light.



# Jericho Way, Oakes Huddersfield,

## Details



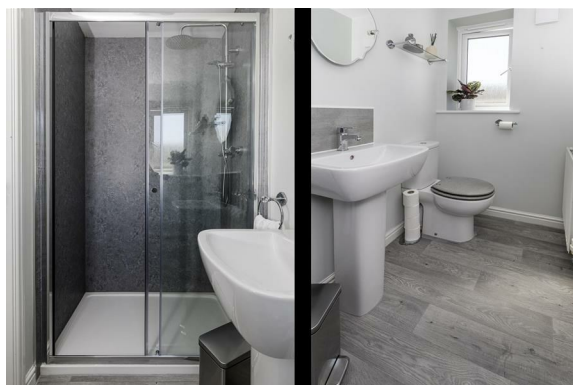
### Bedroom One

Positioned at the front of the property, this double bedroom has two uPVC double-glazed windows. It has floor-to-ceiling mirrored sliding door wardrobes with hanging rails and shelving, a central ceiling light point and a radiator. Being the master bedroom, it has the advantage of an en suite shower room.



### En Suite Shower Room

This room has a low-level WC, a pedestal hand basin with a mixer tap and a shower cubicle with a sliding glass door, home to a waterfall style, mains fed shower. There is appropriate aqua boarding to the walls and vinyl style flooring. A uPVC double-glazed window allows natural lighting. The room has a central ceiling light point, an extractor fan and a radiator.



# Jericho Way, Oakes Huddersfield,

## Details



### Bedroom Two

This double bedroom is a similar size to bedroom one and has two uPVC double-glazed windows to the front elevation. It has a central ceiling light point and a radiator.



### Bedroom Three

This double bedroom is positioned at the rear of the property with a lovely outlook via uPVC double-glazed window. There is a central ceiling light point and a radiator.



### Bedroom Four

This double bedroom is a similar size to bedroom three and has a uPVC double-glazed window. It has a central ceiling light point and a radiator.



# Jericho Way, Oakes Huddersfield,

## Details



### House Bathroom

The bathroom has a white suite comprising a low-level WC, pedestal hand basin with mixer tap and a panelled bath with twin taps. There is appropriate tiling to the walls, vinyl style flooring, a ceiling light point, an extractor fan and a radiator.



### External Details

At the front of the property, there is a double tarmacked driveway providing off-road parking, an electric EV charger and a wrought iron fenced garden with a lawn and shrubbery borders. Access can be gained to the garage, which has an up-and-over door, power and lighting. The rear garden is accessed via a timber gate at the side of the property. The rear garden has a lovely patio seating area and a lawn with shrubbery and fenced borders. There is outside lighting and the rear garden benefits from a southerly aspect.



### Tenure

The vendor informs us that the property is freehold.

# Jericho Way, Oakes Huddersfield,

Directions

