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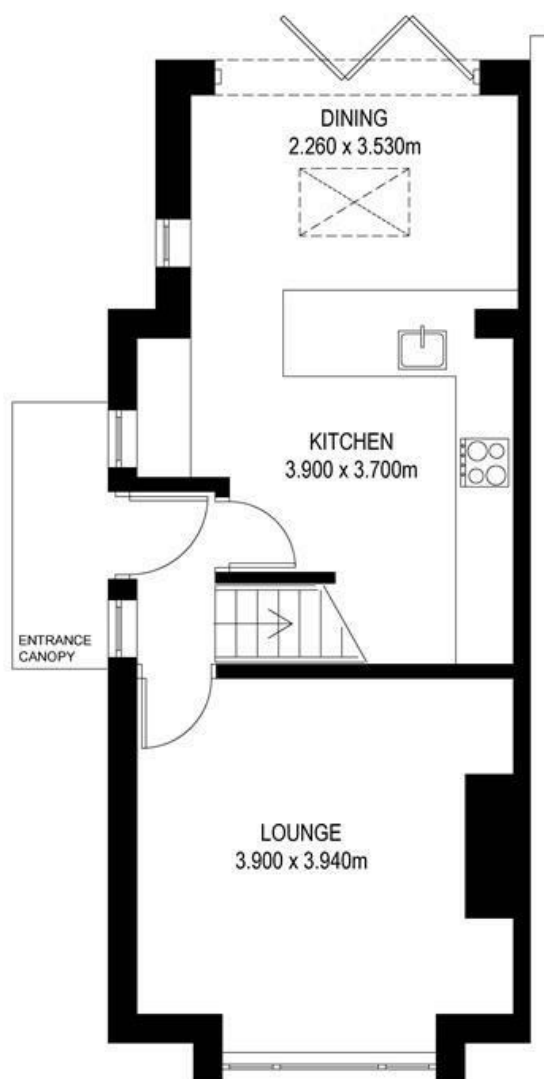
## Charles Avenue, Oakes Huddersfield,

**Offers in the region of  
£240,000**

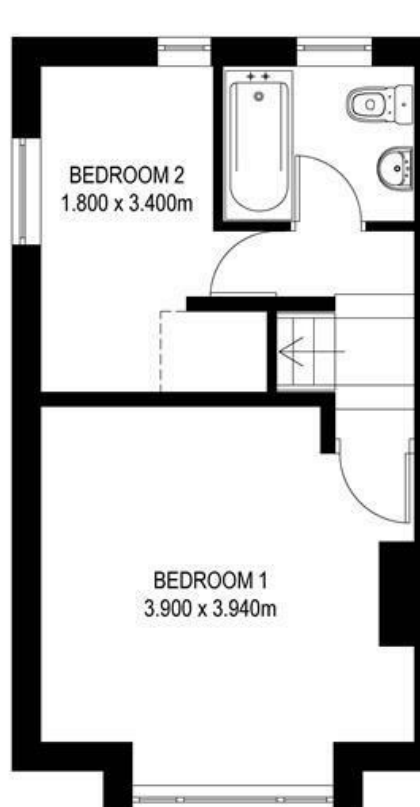
This superbly appointed two-bedroom semi-detached home has undergone an extensive renovation, redesign and extension from its original design. It has an attention to detail rarely found and enjoys a cul-de-sac setting midway between Lindley and Salendine Nook shopping centre, with well-regarded schooling on the doorstep. The property has been extended at the rear to create a large open-plan dining kitchen with aluminium bi-fold doors out into the garden. The extension has feature vertical timber panelling. On the ground floor, the accommodation comprises an entrance hallway, living room with bay window and dining kitchen with integrated appliances. On the first floor are two bedrooms and superb house bathroom. The property has a gas-fired central heating system, along with uPVC and some aluminium framed double-glazing, with the front bay windows featuring enclosed flush casement openings. Externally, there is a driveway providing ample parking and access to the detached garage. There are porcelain paved pathways, along with two seating areas and a level lawned garden. Viewing is an absolute must and the property is "ready to move into". It is offered with the advantage of vacant possession and there is also approved planning permission to install a drop kerb, remove the boundary wall and extend parking to the front of the property.

**Charles Avenue, Oakes  
Huddersfield,**

**Floorplan**



GROUND FLOOR

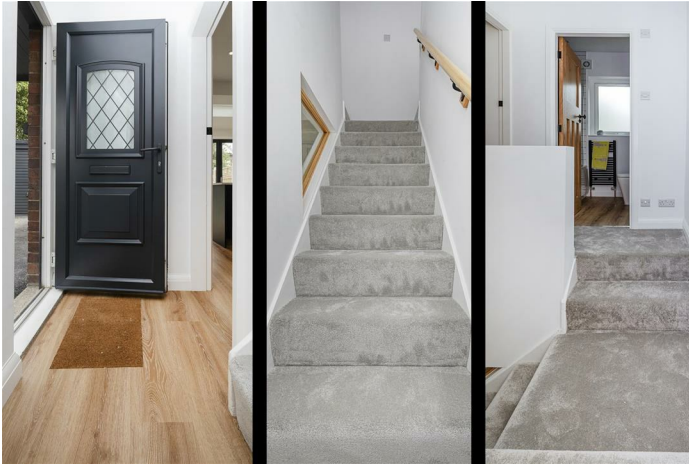


FIRST FLOOR





### Entrance Hallway



An external uPVC door with an opaque glazed panel gives access into the hallway. This incorporates the staircase that rises to the first floor accommodation. It has a uPVC window, a radiator and an oak door leading into the living room.

### Living Room



Positioned at the front of the property, this good-sized reception room is light and bright with a rectangular bay window incorporating uPVC glazing. There is an exposed brickwork fireplace with a deep stone flagged hearth, which could be home to a fire if required. The room also has a radiator and an oak glazed door leading into the dining kitchen.

### Dining Kitchen



This room certainly has the wow factor and has been extended from its original design and finished to a high standard. It is light and bright with neutral decor, downlighting, aluminium framed side window and a Velux window within the angled roofline. A three-panel aluminium framed bi-fold door leads out into the garden. The kitchen area has wall cupboards with under-unit lighting and base units with matching worktops and upstands. The cupboards and pan drawers are soft-closing. Integrated appliances comprise a Zanussi fan oven and Zanussi induction hob with illuminated Samsung canopy style filter hood above. There is a rectangular stainless steel sink with mixer tap, plumbing for an automatic washer and space for a freestanding fridge freezer. The room features a luxury vinyl tile floor covering. Concealed is the boiler for the central heating system. There is also a radiator plus a useful under stairs storage cupboard. The dining area has space for a formal dining table, although the worktops extend to create a large breakfast bar. This area has a contemporary anthracite grey vertical radiator.

### First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing. Halfway up the staircase is a feature triangular window which serves as an architectural feature and allows natural light into this area. There is access to the loft area, which is part boarded for handy storage and has electric lighting.

# Charles Avenue, Oakes Huddersfield,

## Details



### Bedroom One



This large double bedroom is positioned at the front of the property and is light and bright with neutral decor. It has a rectangular bay window incorporating uPVC glazing with a view towards Holme Moss in the distance. There is plenty of space for furniture and a radiator.

### Bedroom Two



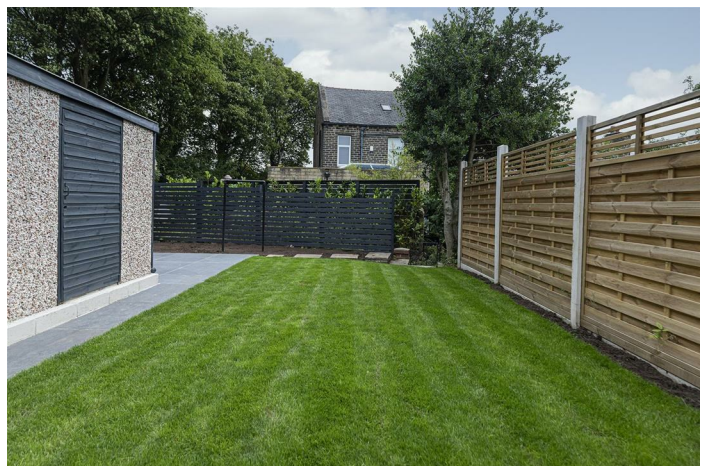
This single bedroom is positioned at the rear of the property and has a pleasant dual aspect with rear and side uPVC windows. The bulkhead could be utilised as a desk or a built-in cabin style bed, with a reading nook or storage above. There is also potential to add a light fitting above this area. The room has a radiator.

### Bathroom



The high specification bathroom has a white three-piece suite comprising a bath with an overhead waterfall style shower fitting and a hand-held shower attachment, a wall-mounted hand basin and a back-to-wall WC with a concealed cistern. The room has a quartz worktop with a shelf above and a large mirror. There is brick style tiling, a recess for toiletries, downlighting and an upright ladder style radiator. To the rear elevation is an opaque uPVC window.

### External Details



Above the entrance door is an open canopy with sensor downlighting which gives shelter from the elements. In front of the property is a low-level perimeter wall and beyond this are planted borders to one side. The tarmac driveway has plenty of space for parking, with the initial section being double width, and leads to the garage. There is an external

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## Details



water tap and an external double socket. A porcelain paved pathway continues to the side of the garage and the rear of the property, where it widens to create a pleasant seating area that can be accessed from the bi-folding doors. There is external lighting and a larger patio area to the rear of the garage, along with a level lawn, perimeter fencing and flowerbeds.

### Garage



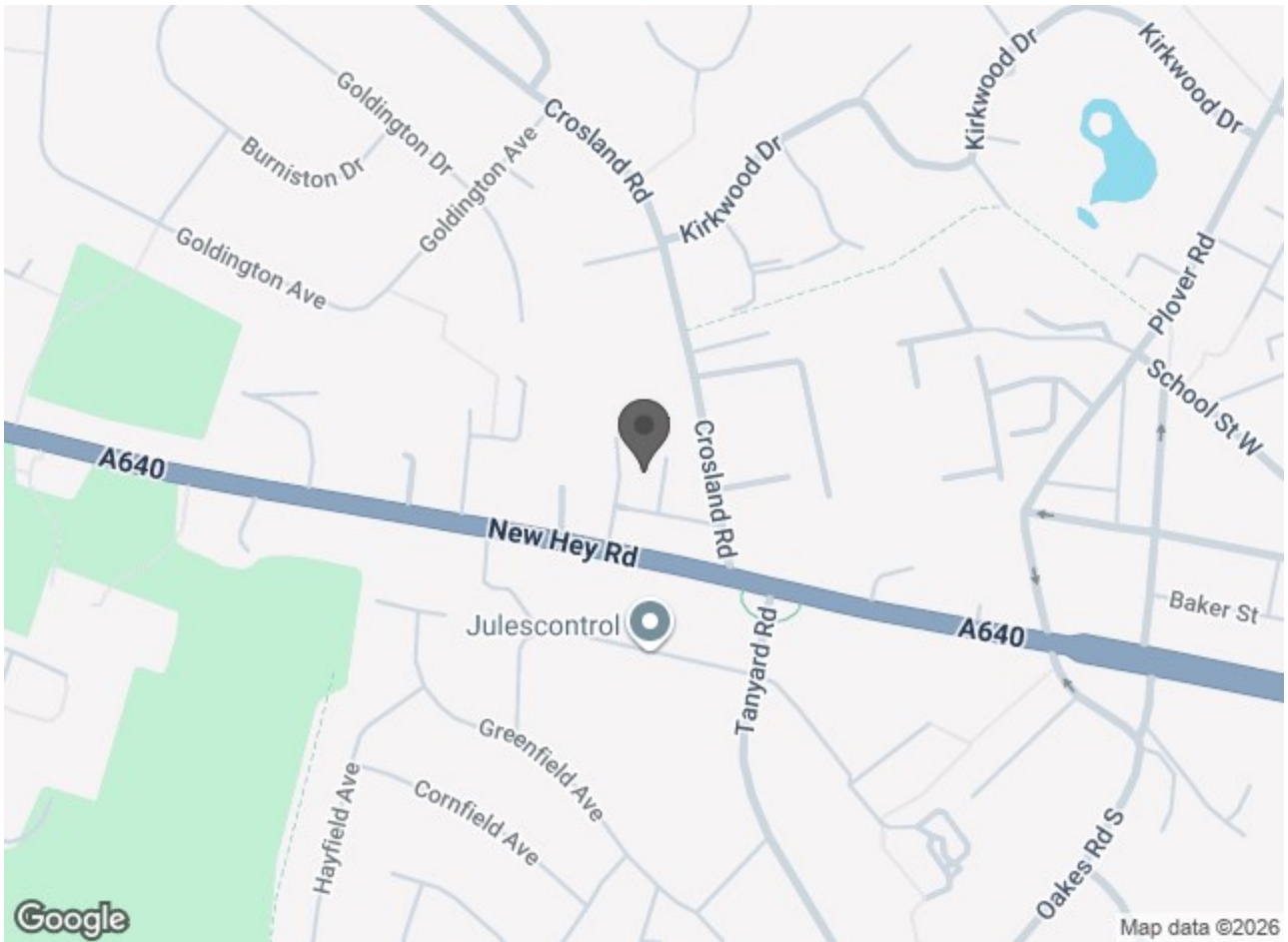
The garage has a Hormann up-and-over door, a side window and a side personal door.

### Tenure

The vendor has informed us that the property is Leasehold.



**Charles Avenue, Oakes  
Huddersfield,**  
Directions



## **Charles Avenue, Oakes Huddersfield,**

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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