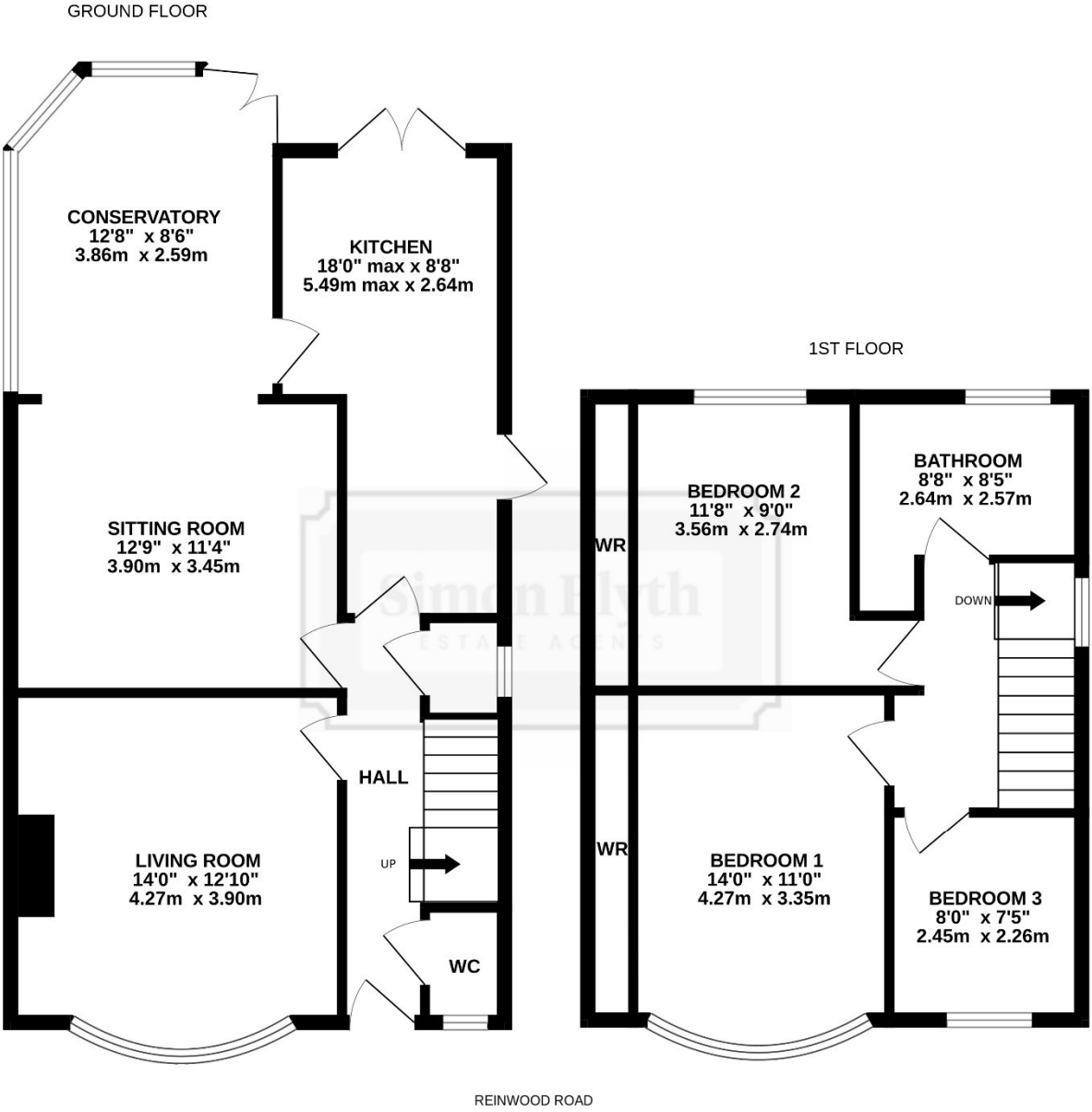




1 Reinwood Avenue, Oakes, Huddersfield, HD3 4DP



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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this mature semi-circular bay fronted extended 3 bedroomed semi-detached house located at the entrance to a small Cul-de-sac within this popular and convenient residential area.

The property is ideally placed for local schools, shops and for access to both Huddersfield Town Centre and J23/24 of the M62. There is a gas central heating system, sealed unit double glazing and accommodation briefly comprising to the ground floor, entrance hall, downstairs w/c, living room, sitting room, conservatory and breakfast kitchen with appliances. First floor landing leading to 3 bedrooms and bathroom. Externally there is good off-road parking with a printed concrete driveway to the side and across the front together with a garage and low maintenance garden at the rear.

Offers Around £314,000

GROUND FLOOR

ENTRANCE HALL

Measurements- 16'0" x 6'5"

This has a uPVC and frosted double glazed door with frosted uPVC double glazed window over providing this area with natural light, there are two ceiling light points, central heating radiator with period style cover and to one side a spindled staircase rises to the first floor with useful storage cupboard beneath. The storage cupboard has a timber and frosted glazed window and a wall mounted ideal gas fired central heating boiler. From the hallway access can be gained to the following rooms: -

DOWNSTAIRS WC

Measurements- 4'0" x 3'0"

With a uPVC double glazed window, ceiling light point, extractor fan, floor to ceiling easy clean panelled walls and fitted with a suite comprising wall hung handwash basin with monobloc tap and low flush w.c with concealed cistern.

LIVING ROOM

Measurements- 14'0" into bay x 12'9"

A well-proportioned reception room which is accessed from the hallway through a timber panelled and glazed door. There is a ceiling light point, picture rail, central heating radiator, walk in bay with uPVC double glazed windows and as the main focal point of the room there is a tiled fireplace which is home to a flame effect electric fire.



SITTING ROOM

Measurements- 11'4" x 12'9"

This has inset ceiling downlighters, remote control ceiling fan, two vertically hung radiators and as the main focal point of the room there is an electric fire and to either side of this there are fitted cupboards, drawers and desk. From the sitting room access can be gained to the conservatory.



CONSERVATORY

Measurements- 12'8" x 8'6"

This has uPVC double glazed windows and French doors all of which provide this area and the sitting room with natural light. There is a remote-control ceiling fan and to one side a timber panelled and glazed door gives access to the breakfast kitchen.



BREAKFAST KITCHEN

Measurements- 18'0" x 8'8" maximum

This can be accessed from either the hallway or conservatory and has a uPVC and frosted double glazed door to one side and uPVC double glazed French doors giving access to the rear garden. There are two ceiling light points, inset ceiling downlighters, central heating radiator and fitted with good range of modern base and wall cupboards, drawers, contrasting overlying worktops with matching splashbacks, two pull out larders together with a Samsung American style fridge freezer with a water and ice dispenser. There is a Neff four ring halogen hob, Neff stainless steel electric fan assisted oven, stainless steel and curved glass extractor hood, inset one and a half bowl single drainer stainless steel sink with chrome monobloc tap and with integrated washing machine with under counter space for dishwasher.



FIRST FLOOR

LANDING

With a uPVC double glazed window to the gable, ceiling light point, loft access with fold down timber ladder providing access to some useful storage space. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'0" into bay x 11'0" measured to wardrobes

A double room with a walk-in semi-circular bay with uPVC double glazed windows providing plenty of natural light and with views across to Emley Moor Mast. There is a ceiling light point, central heating radiator and to one wall there are a bank of fitted wardrobes.



BEDROOM TWO

Measurements- 11'8" x 9'0"

A double room with a timber and sealed unit double glazed window looking out over the rear garden and enjoying some far-reaching views beyond, there is a ceiling light point, central heating radiator and to one wall there are a bank of wardrobes, cupboards and display shelving.



BEDROOM THREE

Measurements- 8'0" x 7'5"

This is situated adjacent to bedroom one and has a uPVC double glazed window, ceiling light point, ceiling coving and central heating radiator.



BATHROOM

Measurements- 8'8" x 8'5"

With a timber and frosted double glazed window, three ceiling light points, ceiling coving, floor to ceiling tiled walls, two central heating radiators and fitted with a four-piece suite comprising corner panelled bath with mixer tap incorporating hand spray, pedestal wash basin, low flush w.c and recessed shower cubicle with Triton electric shower fitting.



OUTSIDE

PARKING

There is a printed concrete driveway which extends across the front and side of the property and provides parking for a number of vehicles, there is also a detached concrete sectional garage.

GARAGE

Measurements- 19'8" x 9'0"

With an up and over door, courtesy door, window to the rear elevation, power, light and water.



GARDENS

To the front of the property there are trees and shrubs which provide privacy, between the house and garage there is a wrought iron hand gate which gives access down the side where there is a printed concrete pathway, outside cold water tap and leading to the rear garden which has timber decking, outside power and metal gazebo with a canvas roof and canvas sides, these can be added or removed. The rear garden enjoys a south westerly aspect.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double and timber sealed unit double glazing

Tenure- Freehold

Council tax band- B

Directions- Using satellite navigation enter the postcode HD3 4DP

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Monday to Friday - 8.45 to 17:30

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