

martin-thornton.com

01484 508000



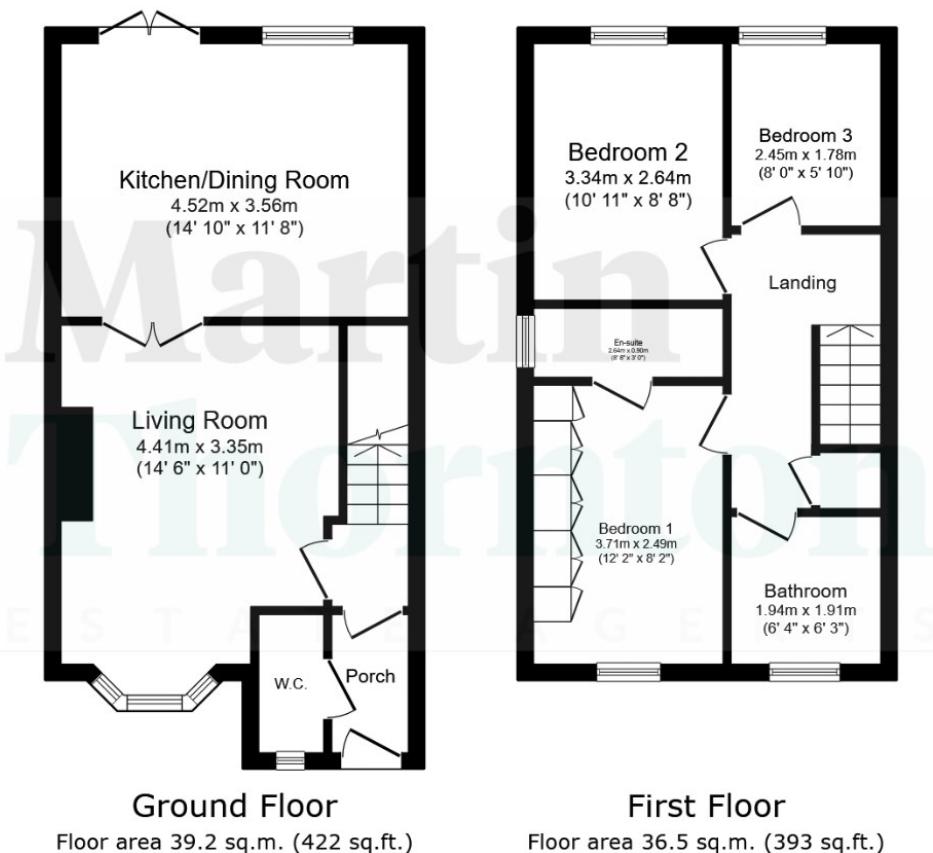
**Hollyfield Avenue, Oakes
Huddersfield,**

**Offers in the region of
£250,000**

Set to a cul-de-sac position is this three-bedroom semi-detached home. The property is situated midway between Lindley and the shopping centre at Salendine Nook, along with nearby well-regarded schooling and good motorway access. It has a superb breakfast kitchen and a superb rear garden. The accommodation comprises an entrance vestibule, hallway, living room and a dining kitchen. On the first floor are two double bedrooms, the master with an en suite shower room, a single bedroom and a house bathroom. 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 tarmac driveway leading to a detached single garage. There is a front garden area and a rear lawned and enclosed garden.



Floorplan



Total floor area: 75.7 sq.m. (815 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



Entrance Vestibule

A composite door with double-glazed insert gives access to the entrance vestibule, where there is a ceiling light point and a radiator. A timber door gives access to the downstairs WC.

Inner Hallway

From the entrance vestibule, a timber door gives access to the inner hallway, which has a ceiling light point and a staircase rising to the first floor landing.

Living Room

This reception room is positioned at the front of the property and enjoys lots of natural light via a splayed, walk-in bay window. The focal point of the room is a gas fire set to a marble hearth with a timber surround. There is coving to the ceiling, a ceiling light point and a radiator. A set of timber and glazed doors give access to the dining kitchen.



Dining Kitchen

The kitchen area has a range of modern high gloss wall and base cupboards, drawers, roll edge worktops and a stainless steel sink unit with mixer tap and glass drainer. The worktop extends to form a breakfast bar. Integrated appliances include a double oven and hob with overlying canopy style filter hood, dishwasher and washing machine. There is space for a freestanding American style fridge freezer, along with a continuation of the laminate style flooring and a ceiling light point. To the rear elevation is a uPVC double-glazed window. The dining area has space for a table, along with a ceiling light point, a radiator and continuation of the laminate style flooring. A set of uPVC French doors give access to the rear garden.





Downstairs WC

This room has a white suite comprising a vanity hand basin with twin taps and storage under and a low-level WC. There is laminate style flooring, a tiled splashback, a ceiling light point and a radiator. To the front elevation, there is a uPVC double-glazed window.



First Floor Landing

From the hallway, a staircase gives access to the first floor landing, where there is a radiator, a ceiling light point and a useful storage cupboard, perfect for housing linen and toiletries.





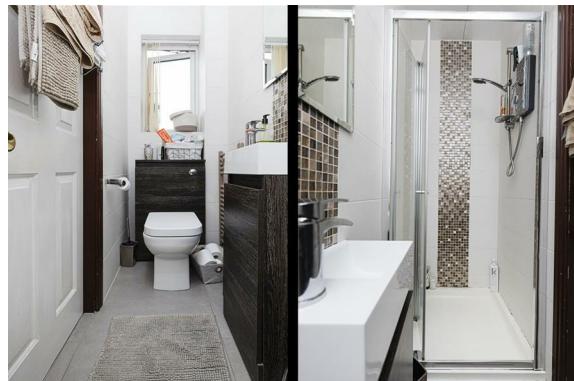
Bedroom One

This double bedroom is positioned at the front of the property and enjoys a pleasant outlook over the cul-de-sac and beyond via a uPVC double-glazed window. It has fitted furniture comprising bedside tables, wardrobes and overhead storage. There is a ceiling light point, a radiator and, being the master bedroom, it has the added benefit of an en suite shower room.



En Suite Shower Room

The en suite comprises a shower cubicle with a glass door, home to a mains fed shower, a hand basin with mixer tap and storage cupboard beneath and a low-level WC with concealed cistern. The walls are tiled with a contrasting tiled floor. There is a uPVC double-glazed window to the side elevation, a ceiling light point and a ladder style heated towel rail.





Bedroom Two

This double bedroom is positioned at the rear of the property and has plenty of space for fitted or freestanding furniture. There is a uPVC double-glazed window overlooking the rear garden, a ceiling light point and a radiator. Access can be gained to the partially boarded loft space.



Bedroom Three

This bedroom is positioned at the rear of the property and enjoys a pleasant outlook over the garden via a uPVC double-glazed window. It has a ceiling light point.





House Bathroom

The modern white suite comprises a panelled bath with twin taps and a hand-held shower attachment, a vanity hand basin with mixer tap and a low-level WC. There is an LED mirror to one wall, tiled flooring with contrasting tiled effect walls, a ceiling light point and a ladder style heated towel rail. There is a uPVC window to the front elevation.



External Details

At the front of the property, there is a single tarmac driveway leading to the single garage with an up-and-over door. There is a lawned garden area, a useful potting shed. A timber access gate leads around the side of the property to the rear garden. At the rear, there is a composite decked area, perfect for outdoor entertaining, and a lawned garden with fenced and walled borders. The garden leads around the side and has an outdoor water point and a security light.

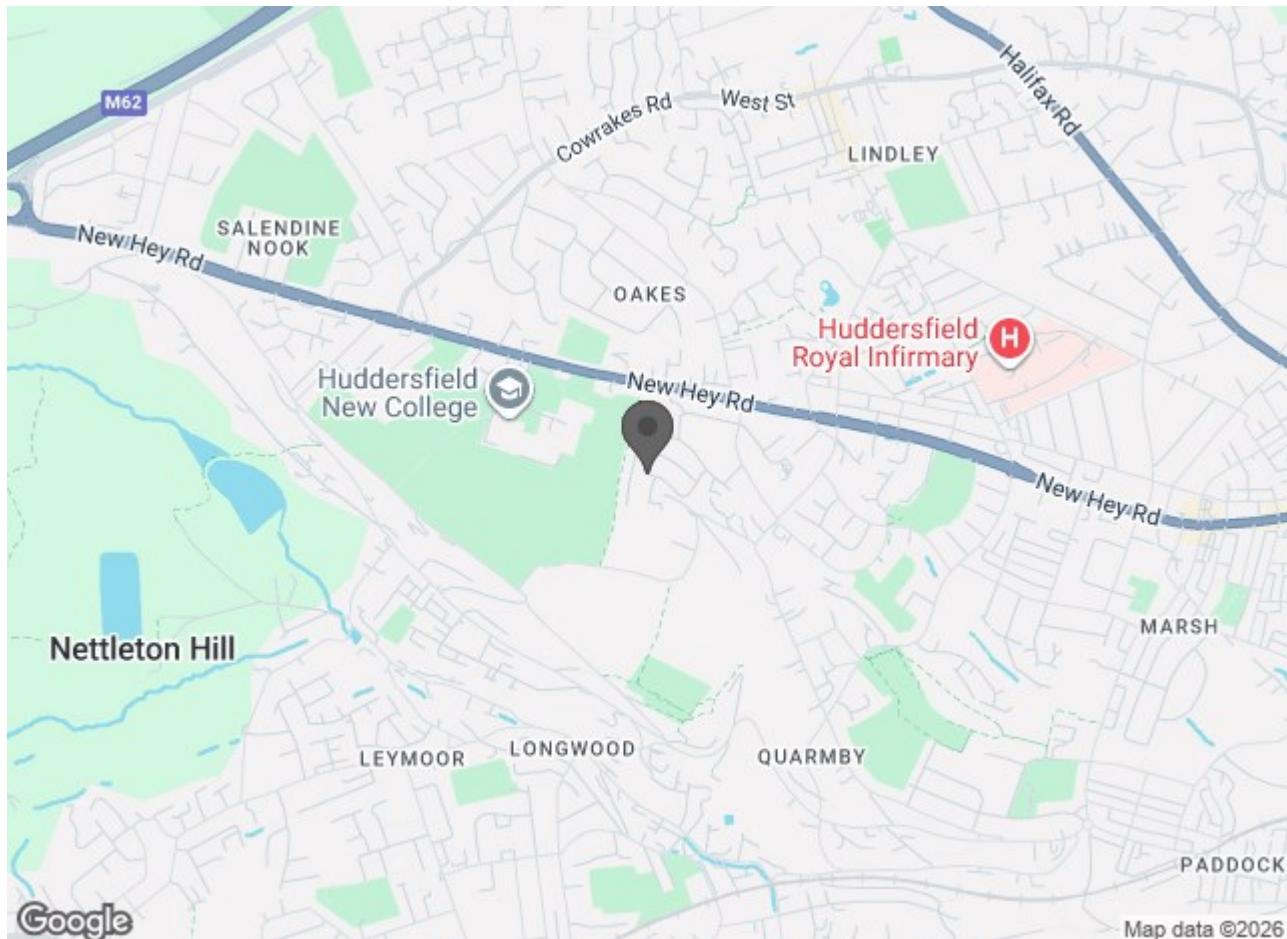


Tenure

The vendor informs us that the property is freehold.

Hollyfield Avenue, Oakes Huddersfield,

Directions



**Martin
Thornton**
ESTATE AGENTS

martin-thornton.com
01484 508000