

# BOULTONS

Terrain Map



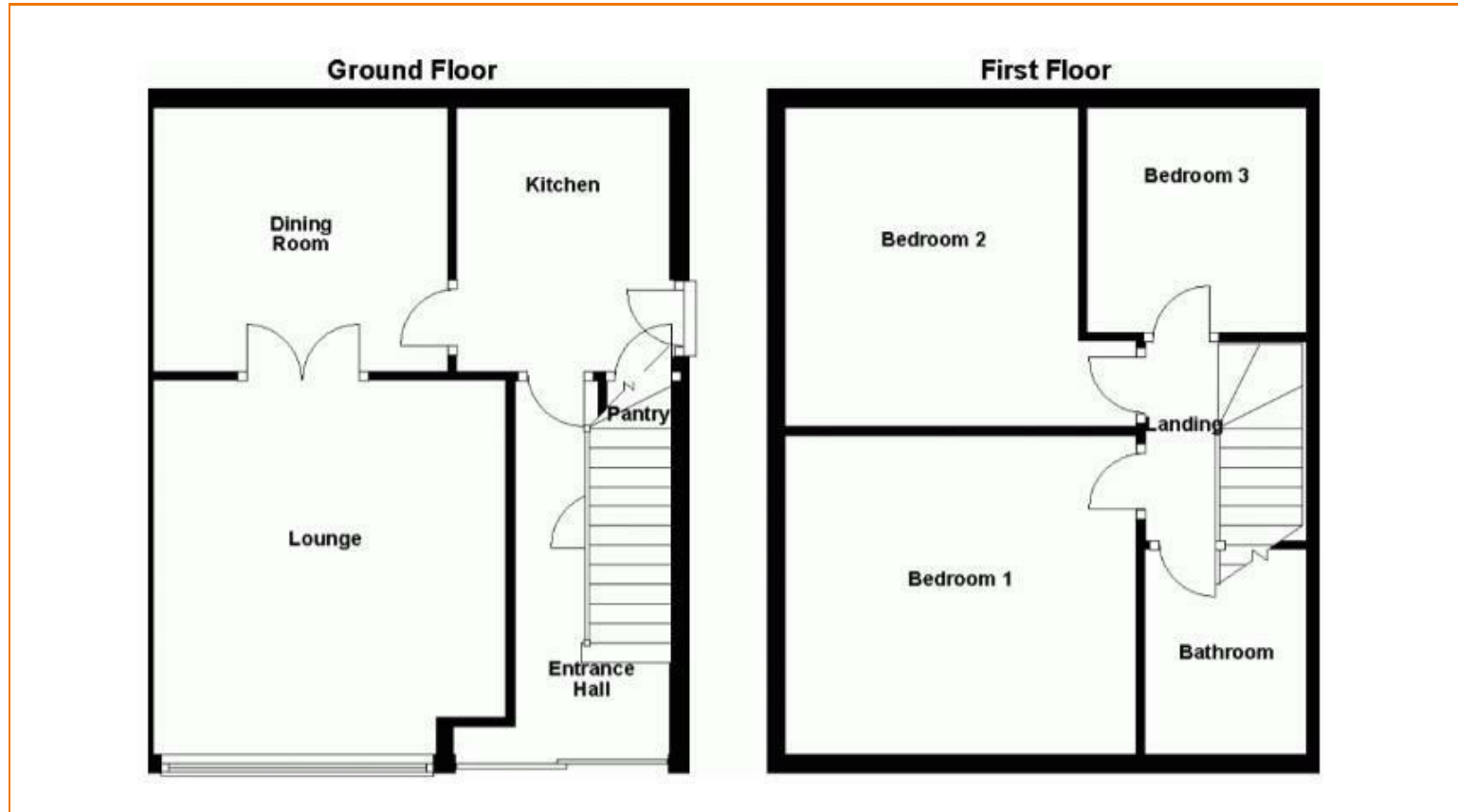
Hybrid Map



Terrain Map



Floor Plan



## Oaklands Drive

Dalton, Huddersfield, HD5 8PR

Offers Around £230,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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# Oaklands Drive

Dalton, Huddersfield, HD5 8PR

Offers Around £230,000



Well positioned on Oaklands Drive in a most popular location is this delightful three-bedroom semi-detached home. Presenting an excellent opportunity for both first-time buyers and those looking to invest in a house to grow alongside with. Set against an attractive wooded backdrop, the property offers a good degree of privacy being not overlooked at the rear.

The house is well cared for and boasts a generous plot, providing ample space for outdoor activities and potential expansion. With the possibility of extending the property, subject to planning permission, you can truly make this home your own. The interior is inviting and offers a wonderful canvas for you to personalise to your taste.

One of the standout features of this property is the ample off-road parking, ensuring convenience for you, your guests and any additional vehicles/caravan or the like. Additionally, the home is offered with no onward chain, allowing for a smoother and more hassle-free purchase.

With its combination of potential, location, and size, this semi-detached home is an attractive opportunity in this area.

Do not miss the chance to make it yours and book your viewing today.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

13'2" x 5'5"

Accessed via a uPVC double glazed front door, with a staircase rising to the first floor with cupboard storage beneath which houses the fuse board, gas and electricity meters. Central heating radiator and access to the principle ground floor rooms.

#### LOUNGE

15'1" max x 12'2" max

Enjoying good levels of natural light via the uPVC double glazed bay window positioned to the front elevation. The focal point for the room is an electric feature fire within a decorative surround. There is a central heating radiator and folding doors leading to the dining room at the rear.

#### FORMAL DINING ROOM

10'2" x 9'3"

Overlooking the rear garden via the uPVC double glazed window and taking in the wooded aspect beyond. Central heating radiator.

#### KITCHEN

9'2" x 7'4"

Fitted with a range of wall and base units with complementary working surfaces which incorporate an electric hob and a stainless steel inset sink unit with mixer tap. The kitchen is further equipped with a fitted oven, integrated fridge and freezer, plumbing for a washing machine/integrated (CHECK), part tiled splashbacks around the preparation areas and there is a PVC double glazed door to the side of the property leading out to a decked ramp area and you will also find a uPVC double glazed window positioned to the rear elevation taking in the attractive wooded aspect beyond the rear garden.

### FIRST FLOOR

#### LANDING

7'1" x 5'7"

With a loft hatch (roof void not inspected at the time of the appraisal) and a uPVC double glazed window positioned to the gable end.

#### BEDROOM 1

11'7" x 10'8" to the wardrobe door

The full width wardrobe provides hanging and additional storage space, there is a uPVC double glazed window positioned to the front elevation, central heating radiator.

#### BEDROOM 2

10'9" x 8'1" to the robe

There is a triple sliding door fronted robe with a range of hanging and shelving, a central heating radiator and a uPVC double glazed window taking the woodland views.

#### BEDROOM 3

7'9" x 7'7"

Also with a uPVC double glazed window and a central heating radiator.

#### BATHROOM

7'4" x 5'7"

Fitted with a vanity hand wash basin, panel bath and low flush wc. You will find a shower over the bath, complementary part tiled splashbacks and a uPVC double glazed window with privacy glass inset.

#### OUTSIDE

To the front of the property is a good sized driveway and extra hard-standing/parking space. The former garage is now a workshop.

The rear garden is predominantly lawned and offers a good degree of privacy with the wooded aspect beyond the curtilage.

#### WORKSHOP

18'1" x 7'9"

This workshop has been created from the garage and is detached from the main residence.

#### TENURE

Long leasehold: 999 years from 1 July 1962. Circa £10 P.A. Full details to be made available during the conveyance.

COUNCIL TAX. BAND C,

