



# BOULTONS

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HUDDERSFIELD  
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19 Oakland Drive  
Netherton, Wakefield, WF4 4LZ

Offers Around £230,000

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This delightful semi-detached true bungalow offers a perfect blend of modern living, space and comfort. Recently improved and meticulously presented, the property boasts a warm and inviting feel that is sure to appeal to prospective buyers, especially downsizers.

As you step inside, you will be greeted by a well-appointed interior that features a generous lounge, fitted dining kitchen, well appointed bathroom, two spacious double bedrooms and a lovely garden room at the rear which provides a seamless connection to the attractive rear garden which is well-stocked, offering an attractive retreat for relaxation or entertaining.

Situated in a popular and sought-after location, this property benefits from convenient access to local amenities and surrounding countryside. With its appealing features and prime location, this house presents an excellent opportunity for those looking to settle in a vibrant semi-rural village on the outskirts of Wakefield city center. Do not miss the chance to make this charming home your own.

#### ACCOMMODATION

##### ENTRANCE VESTIBULE

4'3" x 4'3"

Accessed via a uPVC double glazed front door and with a glazed internal door leading through to the lounge.

##### LOUNGE

18'8" x 11'5"

Enjoying good levels of natural light via the uPVC double glazed bow window positioned to the front elevation and with an attractive contemporary electric feature fire providing a focal point, two central heating radiators and decorative coving. This generous and well presented room is large enough to include a dining area.

##### INNER HALL

6'6" x 5'10"

With a loft hatch and pull-down ladder giving access to the loft space, a useful cloaks cupboard, laminate floor covering and decorative coving.

##### KITCHEN/DINER

7'10" x 9'2" & 9'2" x 7'2"

Fitted with a range of wall and base units with complementary working surfaces which incorporate a one and a half bowl sink with mixer tap over and a four ring gas hob. There is a fitted oven, mat black and glass extractor hood over the hob, complementary tiled splashbacks surround the preparation areas, the kitchen/diner has a semi open plan in design adjacent to the kitchen with a uPVC double glazed window to the side elevation and a central heating radiator, you will find a uPVC double glazed window to the side elevation with a top opening hatch door also uPVC double glazed in construction give easy passage to the driveway at the side of the property.

##### UTILITY

4'7" x 3'7"

Off the kitchen, with plumbing for a washing machine and dishwasher, wall units, working surfaces and tiled splashbacks

##### BEDROOM 1

14'9" x 8'10" max

Having a uPVC double glazed window to the rear elevation adjacent to the conservatory and forming part of an internal window now, central heating radiator and a range of fitted bedroom furniture with double mirror fronted doors providing a range of hanging and shelving.

##### BEDROOM 2

10'2" x 8'6"

With uPVC double glazed French doors leading into the conservatory and a central heating radiator.

##### GARDEN ROOM

7'6" x 16'8" (max) 13'5" (min)

Conservatory with uPVC double glazed in construction with French doors leading out to the garden.

##### BATHROOM

5'10" x 5'2"

Fitted with a white three piece suite comprising "P" shaped bath with matching curved splashscreen and a shower over, low flush wc and a pedestal hand wash basin. There are complementary tiled walls and flooring, a heated towel rail and a uPVC double glazed window with privacy glass inset.

##### LOFT SPACE - 1st SECTION

11'9" x 11'9"

Accessed via a foldaway pull-down ladder, having a Velux window as well as laminate flooring and a radiator.

##### LOFT SPACE - 2nd SECTION

9'10",6'6" x 9'6"

Also with a skylight, radiator and with a laminate floor covering.

##### OUTSIDE

There is off road parking and an attractive front garden, part shared drive leading to the garage.

There is an established, largely lawned garden to the rear with an apple tree mature tree and a decking/seating area. Offering a good degree of privacy due to the well stocked nature of the borders and beds.

##### GARAGE

15'8" x 8'10"

Detached concrete sectional garage, although without a vehicular door. Power and light, pedestrian doors front and rear.

##### COUNCIL TAX

Band B. Wakefield.

##### TENURE

We understand that the property is a freehold arrangement.

