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## Goldington Avenue, Oakes Huddersfield,

**Offers in the region of  
£325,000**

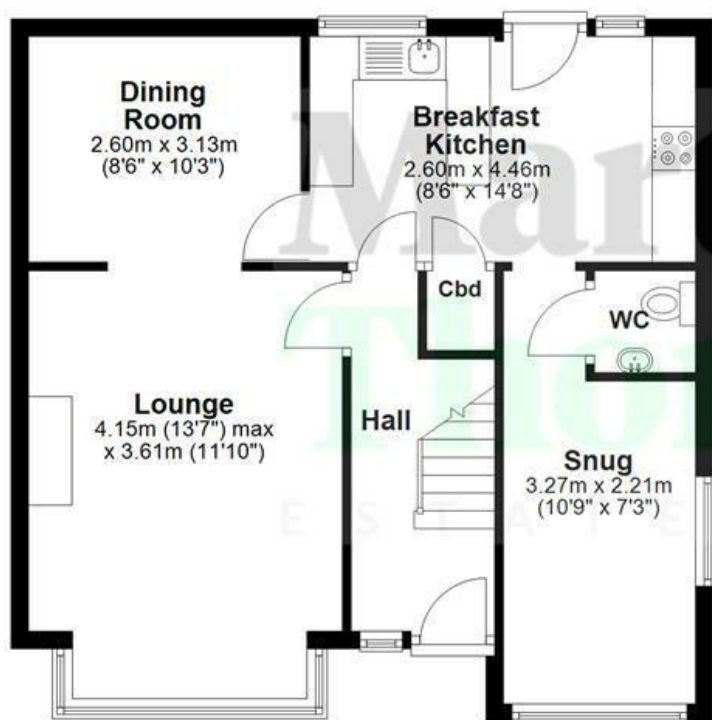
Located in the popular residential area of Oakes is this much improved, four-bedroom semi-detached family home. Offering generous accommodation with four double bedrooms, this property may prove suitable to the professional couple looking to access nearby motorway networks and Lindley Village with its various bars, restaurants and amenities, or the expanding family buyer with the benefit of nearby recommended schooling. The accommodation comprises a spacious entrance hall, living diner, breakfast kitchen, snug/second reception room and downstairs WC. On the first floor, there are four double bedrooms and a house bathroom. The property benefits from gas-fired central heating and is predominantly uPVC double-glazed. Externally, there is a double block paved driveway. At the rear of the property, there is a lovely enclosed garden area with patio seating, benefitting from a southerly aspect.

**Goldington Avenue, Oakes  
Huddersfield,**

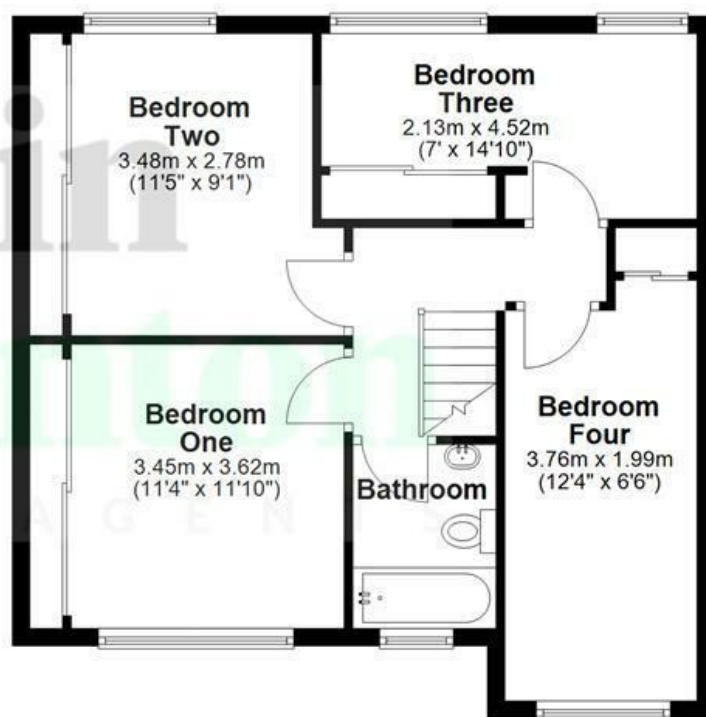
**Floorplan**



**Ground Floor**



**First Floor**



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

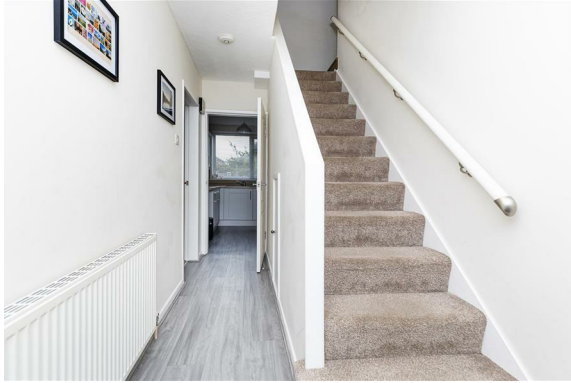
# Goldington Avenue, Oakes Huddersfield,

## Details



### Entrance Hallway

A composite door with double-glazed inserts and a matching window opens to the spacious entrance hall, where there is marble tiled flooring, a ceiling light point and a radiator. There is plenty of room for shoe storage and a useful under stairs storage cupboard. A staircase leads to the first floor landing and access can be gained to the following rooms:



### Living Room

A timber door gives access to the living room, which has natural light via a splayed walk-in uPVC bay window. The focal point of the room is a gas stove, set to a stone hearth with a oak mantel above. There is coving to the ceiling, a ceiling light point and a radiator. An archway leads to the dining area.





# Goldington Avenue, Oakes Huddersfield,

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### Dining Room

The dining room has a large uPVC double-glazed window to the rear elevation. There is plenty of room for furniture, a ceiling light point and a radiator. From here, a timber door gives access to the breakfast kitchen.



### Breakfast Kitchen

The kitchen has a range of modern wall and base cupboards, drawers, roll-edge worktops with matching upstands and a composite one-and-a-half bowl steel sink with a mixer tap. The worktop extends to create a breakfast bar area. Integrated appliances comprise a double oven, a four-ring gas hob with overlying extractor, fridge freezer, dishwasher and washing machine. The room has a uPVC window, oak-style luxury vinyl tiles (LVT) and two ceiling light points. A uPVC barn style door gives access to the rear garden. There is a useful under stairs storage cupboard and a radiator. An archway leads to a snug.



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### Snug

This area has a continuation of the oak-style LVT, a large uPVC double-glazed window to the front elevation and a uPVC double-glazed window to the side elevation. There is ceiling downlighting, a radiator and timber door leading to a downstairs WC.



### Downstairs WC

The white suite comprises a wall-mounted hand basin with twin taps and a low-level WC. There is a continuation of the oak-style LVT flooring, along with a wall-mounted mirror, a storage cupboard, ceiling downlighting, an extractor fan and a radiator.



### First Floor Landing

From the entrance hall, the staircase rises to the first floor landing, where there is a ceiling light point, access to the partially boarded loft space (which is also home to the Worcester central heating boiler). There is oak-style laminate flooring and access can be gained to the following rooms:

# Goldington Avenue, Oakes Huddersfield,

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### Bedroom One

This double bedroom is positioned at the front of the property and has a large uPVC double-glazed window. It has floor-to-ceiling mirror-fronted fitted wardrobes. There is coving to the ceiling, a ceiling light point and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window enjoying a pleasant outlook. It has floor-to-ceiling mirror-fronted fitted wardrobes. There is a ceiling light point and a radiator.



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### Bathroom

The bathroom is positioned at the front of the property and comprises a panelled bath with twin taps and a mains fed shower over, a vanity hand basin with a mixer tap, storage cupboards and a marble top, along with a low-level WC. The room has appropriate tiling to the walls, an LED illuminated mirror with demister, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the rear elevation.



### Bedroom Three

This double bedroom is positioned at the rear of the property and enjoys natural light via two uPVC double-glazed windows. It has floor-to-ceiling mirror-fronted fitted wardrobes. There is plenty of room for furniture, two ceiling light points and a radiator.



# Goldington Avenue, Oakes Huddersfield,

## Details



### Bedroom Four

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has a fitted wardrobe, a ceiling light point and a radiator.



### External Details

At the front of the property, there is a block paved double width driveway with fenced and walled borders. To one side, there is mature shrubbery and a single step gives access to the front door. There is an outdoor light. At the rear of the property, there is a lovely garden with fenced and walled borders, mature shrubs, a useful potting shed and a playhouse, which is currently used for storage. Just outside the back door is an artificial lawned area, perfect for outdoor entertaining, security lighting and an outdoor power and water point. The garden benefits from a southerly aspect.



### Tenure

The vendor has informed us that the property is Freehold.



# Goldington Avenue, Oakes Huddersfield, Directions

