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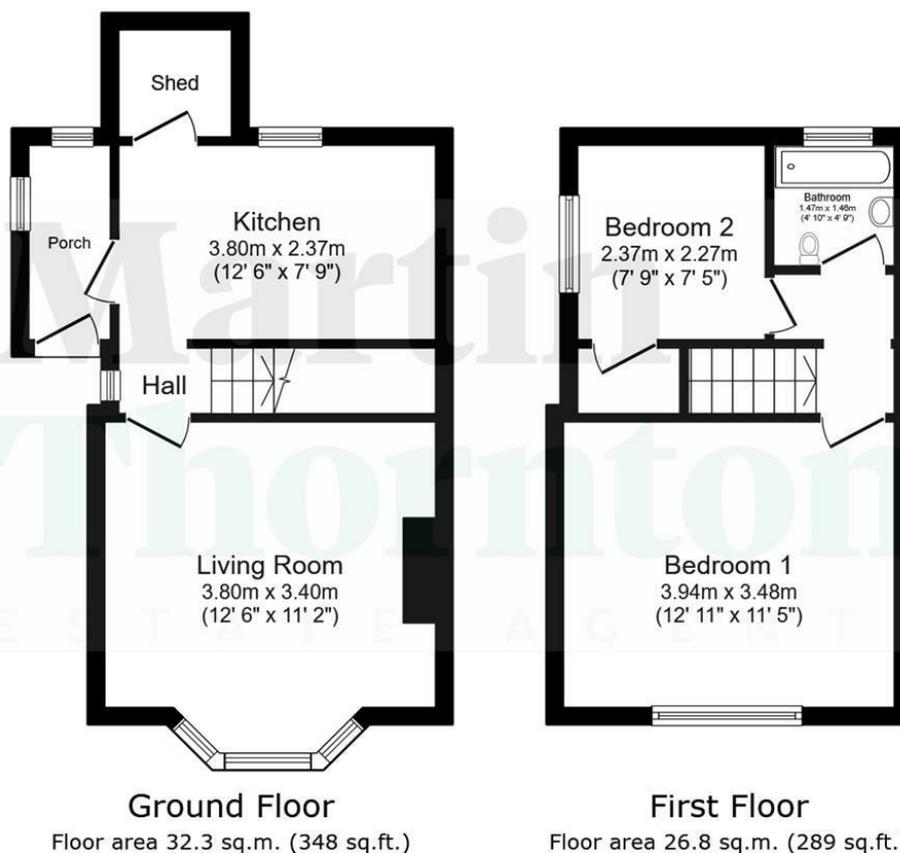
**Charles Avenue, Oakes
Huddersfield,**

**Offers in the region of
£220,000**

This two-bedroom semi-detached home is located in a lovely cul-de-sac position in this popular residential area. It may prove suitable to the first time buyer or professional couple looking to access the nearby M62 motorway network and Lindley Village with its various amenities. The accommodation comprises an entrance porch, inner entrance, kitchen and living room on the ground floor. There are two bedrooms and a house bathroom on the first floor. The property has a gas-fired central heating system and is predominantly uPVC double-glazed. The property benefits from off-road parking and a lovely garden.

**Charles Avenue, Oakes
Huddersfield,**

Floorplan



Total floor area: 59.1 sq.m. (636 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

Charles Avenue, Oakes Huddersfield,

Details



Entrance Porch

A uPVC door with a double-glazed insert opens to the entrance porch, which has uPVC double-glazed windows, vinyl flooring and space for storing shoes and coats. From here, a single step and a timber and double-glazed door leads to the inner entrance hall.

Inner Entrance

This area has a uPVC double-glazed window, a radiator and a staircase leading to the first floor landing. An archway gives access to the kitchen.

Kitchen

The kitchen has a range of high gloss wall and base cupboards, drawers, natural wood worktops with brick style tiled surrounds and an inset one-and-a-half bowl sink unit with a hose style tap. Integrated appliances include a Bosch oven and four-ring gas hob with canopy style filter hood. There is space for a freestanding fridge freezer, ceiling downlighting and laminate flooring throughout. A uPVC double-glazed door opens to the rear garden. There is an under stairs storage cupboard with space for shoes and coats, etc., which has plumbing for an automatic washing machine. A timber door gives access to the living room.



Living Room

This reception room is positioned at the front of the property and has a uPVC double-glazed, walk-in splayed bay window. There is a useful storage cupboard to one alcove, provision for a wall-mounted TV, wall lights, a ceiling light point and a radiator.



First Floor Landing

From the inner entrance, a staircase rises to the first floor landing, which has a ceiling light point and access to loft space. To the right-hand side of the landing, there is a double bedroom.

Charles Avenue, Oakes Huddersfield,

Details



Bedroom One

This double bedroom has a uPVC double-glazed walk-in bay window to the front elevation. There is plenty of room for furniture, a ceiling light point and a radiator.



House Bathroom

The bathroom has a white suite comprising a panelled bath with a folding shower screen, home to a mains fed shower, a wall-mounted hand basin with a mixer tap and a low-level WC. There is tiling to the floor, aqua boarding to the walls, an extractor fan and a ceiling light point. A uPVC double-glazed window provides natural light from the rear elevation.



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Bedroom Two

This double bedroom has a uPVC double-glazed window to the side elevation, a fitted single bed over the bulkhead, a ceiling light point and a radiator.



External Details

At the front of the property, there is a tarmac and pebbled driveway providing off-road parking for two vehicles. There are raised borders and stone steps leading to a timber gate, which leads to a further stone patio area and the porch. The patio continues around the side of the property, where there is a lovely fenced and walled rear garden. This has a lawn, a patio seating area and a useful potting shed. There is security lighting, a water point and a storage cupboard, which houses the central heating boiler.



Tenure

The vendor informs us that this property is Leasehold. We await further information.

Charles Avenue, Oakes Huddersfield,

Directions

