

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



**Hollyfield Avenue, Oakes  
Huddersfield, Yorkshire**

**Offers over £270,000**

This three double bedroom semi-detached family home is set to a cul-de-sac position, midway between Lindley and the shopping centre at Salendine Nook. It is also close to well regarded schooling and motorway access. The accommodation comprises a living room, open-plan kitchen diner and integral garage on the ground floor. On the first floor, there are three double bedrooms and a house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a tarmac driveway leading to an integral single garage. At the rear, there is a fenced and lawned garden area, perfect for outdoor entertaining..

# Hollyfield Avenue, Oakes Huddersfield, Yorkshire



## Floorplan



Total floor area: 109.6 sq.m. (1,180 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](http://www.Propertybox.io)



**Details**

**Living Room**

A uPVC door with double-glazed inserts opens into the living room, which is positioned at the front of the property. There is a walk-in double-glazed bay window, coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a marble style hearth and surround, home to a gas fire. A staircase leads to the first floor landing and a timber and glazed door gives access to the kitchen diner.



**Kitchen Diner**

This lovely open-plan room is positioned at the rear of the property. The kitchen area has a range of modern wall and base units, drawers, roll-edge worktops with brick style tiled surrounds and a composite one-and-a-half bowl sink with hose style tap. Integrated appliances include a double oven, four-ring gas hob with canopy style filter hood, dishwasher, fridge freezer and wine cooler. This room is home to the Ideal central heating boiler. There is vinyl style flooring, two Velux windows, two ceiling light points and a radiator. To the rear elevation, there are two double-glazed windows and a set of patio doors giving access to the rear garden. The dining area has plenty of space for furniture, coving to the ceiling, a ceiling light point and a radiator. A door leads into the integral garage.



**Integral Garage**

The garage has an electric up-and-over door, power and light.

**First Floor Landing**

From the living room, a staircase rises to the first floor landing, which has coving to the ceiling, a ceiling light point and access to loft space. Access can be gained to the following rooms:



**Details**

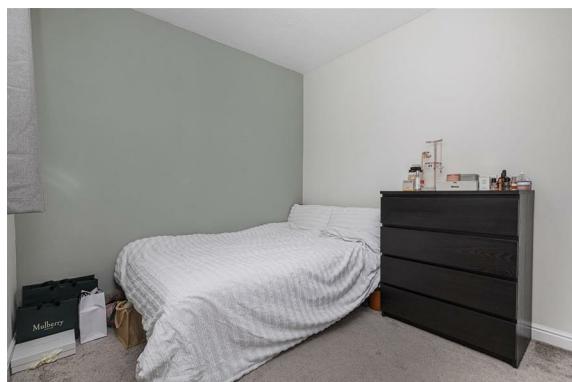
**Bedroom One**

This double bedroom has a dual aspect, with uPVC double-glazed windows to the front and rear elevations. It has plenty of space for furniture, coving to the ceiling, a ceiling light point and a radiator.



**Bedroom Two**

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. There is plenty of space for furniture, a ceiling light point and a radiator.



**Bedroom Three**

This double bedroom is positioned at the rear of the property, with a uPVC double-glazed window overlooking the garden and beyond. It has a ceiling light point and a radiator.





**Details**

**House Bathroom**

The bathroom has a white three-piece suite comprising a P-shaped bath with a curved splash screen, home to a mains fed shower, a pedestal wash hand basin and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail. The room also has a useful linen cupboard.



**External Details**

At the front of the property, there is a flagged garden area and a tarmac driveway leading to an integral garage. Stone steps with a wrought iron gate lead up to the front door. At the rear, there is a patio area, perfect for outdoor entertaining, security lighting, water and electric points. There is an artificial lawned area and a further patio area with fenced borders.



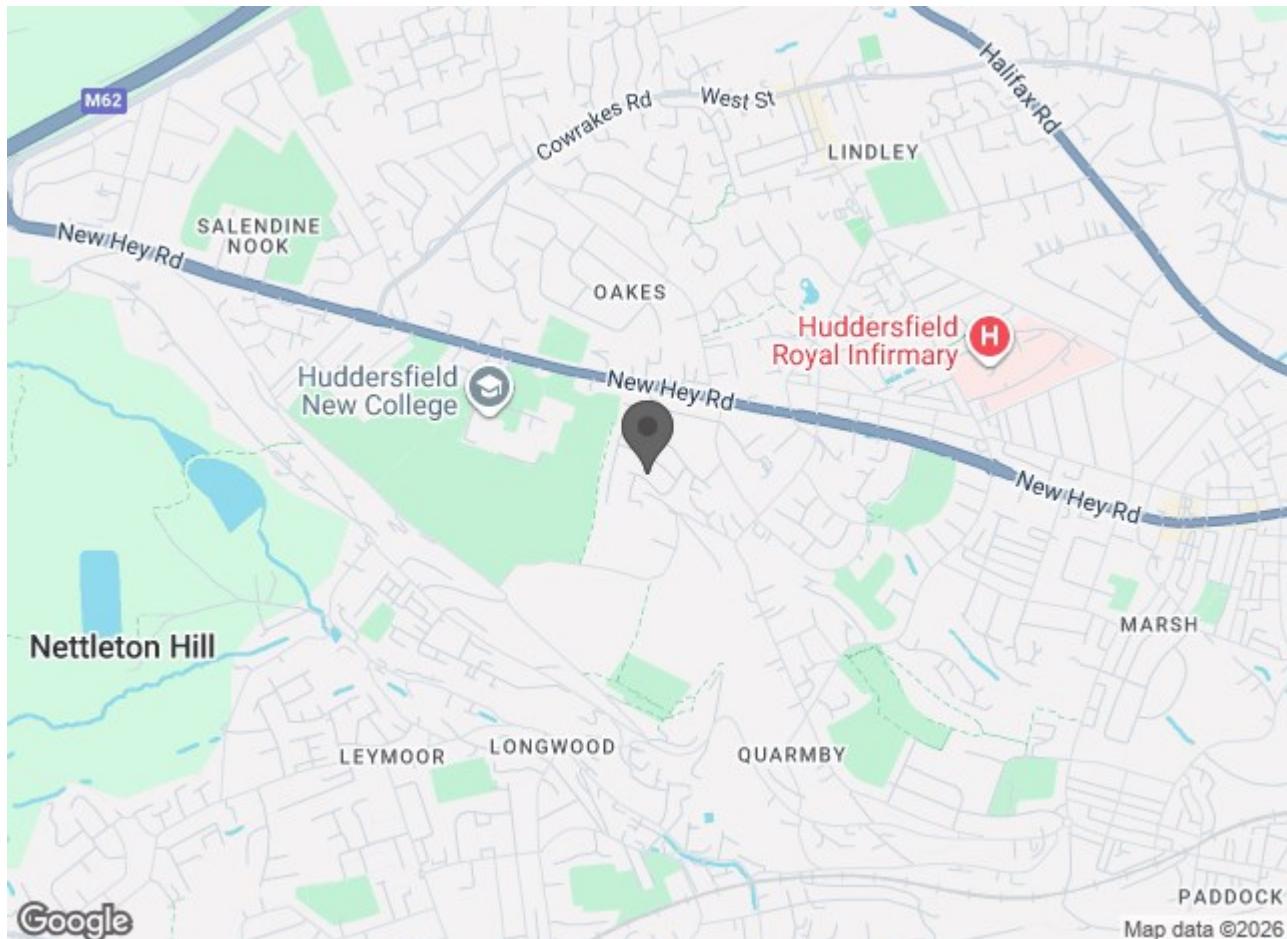
**Tenure**

The vendor informs us that the property is freehold.

# Hollyfield Avenue, Oakes Huddersfield, Yorkshire



Directions



**Martin**  
**Thornton**  
ESTATE AGENTS

[martin-thornton.com](http://martin-thornton.com)  
01484 508000