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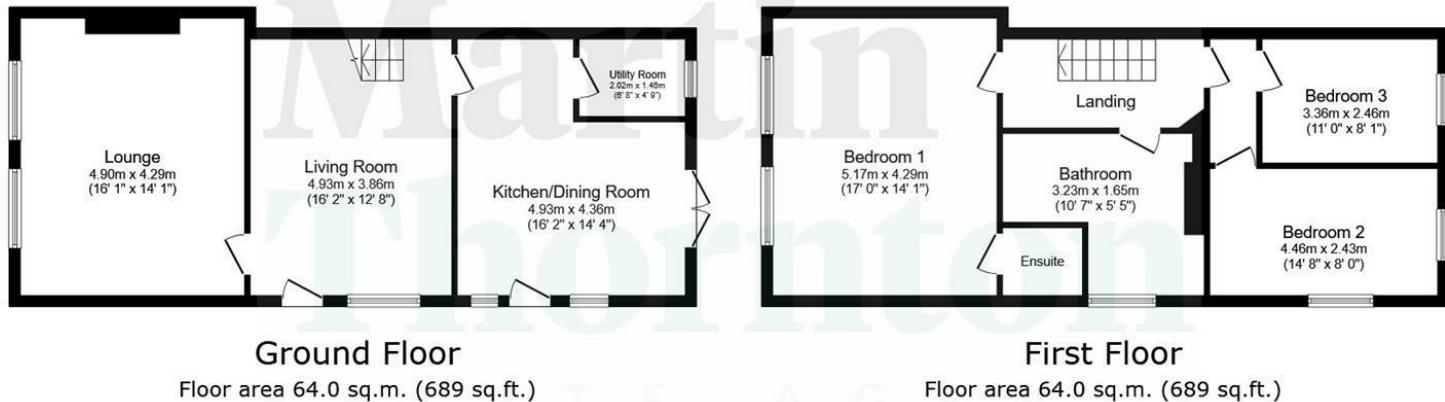
**Tanyard Road, Oakes  
Huddersfield, Yorkshire**

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

This deceptively spacious, extended three-bedroom family home is located a short distance from Salendine Nook High School and Lindley Village with its various amenities, bars, restaurants and hospital. It may prove suitable for the expanding family buyer and comprises an open-plan kitchen diner with integrated appliances, utility, inner entrance, snug/living room and formal living room. On the first floor, there are three double bedrooms, the master with en suite, and a house bathroom. The property benefits from uPVC double-glazing and a gas-fired central heating system. Externally, there is a shared flagged driveway leading to the rear of the property. The rear garden has a patio and steps leading to a good-sized lawn.



**Floorplan**



**Ground Floor**

Floor area 64.0 sq.m. (689 sq.ft.)

**First Floor**

Floor area 64.0 sq.m. (689 sq.ft.)

**Total floor area: 128.1 sq.m. (1,378 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**

**Kitchen Diner**

A composite door with decorative glazed inserts opens to the kitchen diner. The kitchen has a range of modern wall and base cupboards, drawers, granite worktops with matching upstands and a Belfast style sink. Integrated appliances include a double oven, a four-ring gas hob with overlying filter hood and lighting, fridge, freezer and a dishwasher. Two uPVC double-glazed windows overlook the side elevation. There is tiling to the floor, ceiling downlighting and uPVC patio doors providing access to the rear garden. The dining area has plenty of space for a table. A timber stable style door leads into the utility room.



**Utility Room**

This room has plumbing for an automatic washing machine and a uPVC double-glazed window. It houses the Worcester central heating boiler. A timber door gives access to the inner entrance area.

**Inner Entrance Area**

A staircase provides access to the first floor landing and a single step leads down to the snug/living room.

**Snug/Living Room**

This additional reception room could be used as a dining room or additional living space, etc. It has two wall light points, a ceiling light points, two radiators and storage to one alcove. It has a lovely exposed brickwork hearth and surround to the chimney breast, with a timber mantel over. There is a uPVC double-glazed window and a composite door with decorative panels providing access to the side elevation. A timber door with glazed inserts leads into the formal living room.





**Details**

**Living Room**

This reception room is positioned at the front of the property and has two uPVC double-glazed windows. There are exposed beams to ceiling, exposed brickwork to one wall, two radiators and three wall light points. The focal point of the room is an exposed brick and stone fire surround and hearth, with a timber mantel, home to a log burner.



**First Floor Landing**

From the inner entrance area, a staircase gives access to the first floor landing, where there are two ceiling light points, a radiator and a useful storage cupboard with shelving. Access can be gained to the following rooms:

**Bedroom One**

This lovely double bedroom is positioned at the front of the property and has two uPVC double-glazed windows. It has exposed timbers to the ceiling, exposed brickwork to one wall, two ceiling light points and a radiator. The room has an original cast iron fireplace. Being the master bedroom, it has the advantage of an en suite shower room.





**Details**

**En Suite Shower Room**

This room has a white suite comprising a corner shower cubicle, home to a waterfall style shower, a vanity wash hand basin with waterfall style tap and storage beneath, and a low-level WC. The floor is tiled, with contrasting tiled effect walls, a ceiling light point, an extractor fan and a chrome ladder style heated towel rail.



**House Bathroom**

This room has a white suite comprising a contemporary roll-top bath, his and hers sinks with storage below and a low-level WC. There is a walk-in shower with a glass splash screen, home to a waterfall style shower. It has a tiled floor, appropriate panelling to the walls, ceiling downlighting, an extractor fan and a chrome ladder style heated towel rail. A uPVC double-glazed window is positioned to the side elevation. Access can be gained to partially boarded loft space.





**Details**

**Bedroom Two**

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window overlooking the rear and side elevations. There is ceiling downlighting and a radiator.



**Bedroom Three**

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It has ceiling downlighting and a radiator.





## Details

### External Details

A stone flagged pathway leads from Tanyard Road up the side of the property to the rear, the bottom portion the neighbours have a right over. The drive forms a large, stone flagged patio which is suitable for off road parking. There is a useful outside store and steps from here lead up to the garden. The garden is of a particularly good size with mature fence and shrubbery borders.



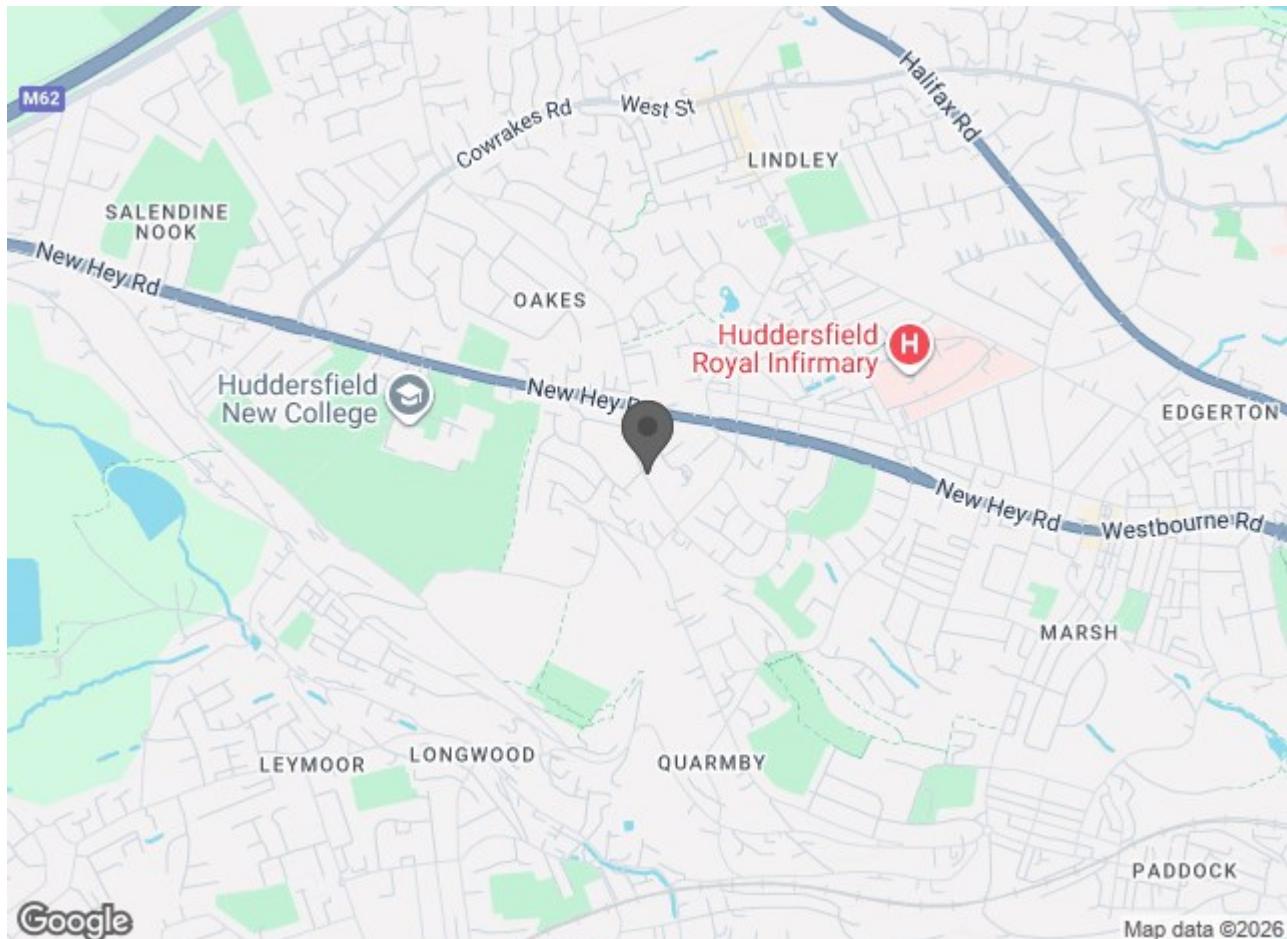
### Tenure

The vendor confirms the property is Freehold.

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Directions



**Martin  
Thornton**  
ESTATE AGENTS

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