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Westfield Avenue, Oakes Huddersfield, Yorkshire

Offers over £260,000

Only by an internal inspection can one truly appreciate the quality of this lovely, three-bedroom family home. The property is nestled within a short distance of Lindley Village, with its various bars and restaurants, and is only a short drive away from the M62 motorway network, serving Leeds and Manchester city centres. The accommodation comprises an entrance hallway, living room, kitchen/diner and downstairs shower room. On the first floor, there are three bedrooms, the master with an en suite, and a house bathroom. The property benefits from gas-fired central heating and uPVC double-glazing. Some rooms have under floor heating. Externally, there is a block paved driveway providing off-road parking for several vehicles. At the rear, there is a low-maintenance garden with decking and lawn. The property is offered with vacant position.

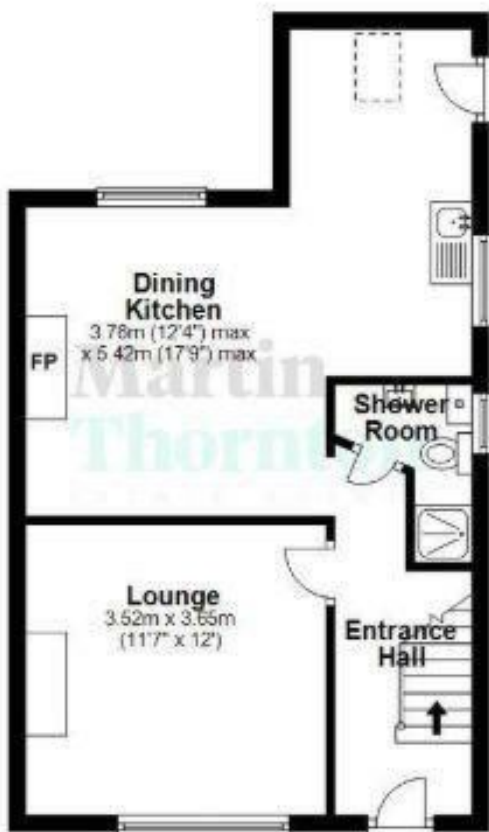
Westfield Avenue, Oakes Huddersfield, Yorkshire

Floorplan



Ground Floor

Approx. 44.7 sq. metres (481.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



Total area: approx. 85.1 sq. metres (916.0 sq. feet)

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Details



Entrance Hallway

A composite door with decorative inserts opens to the entrance hallway, which has herringbone style flooring, useful under stairs storage, a ceiling light point and a radiator. A staircase leads to the first floor landing and 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 large uPVC double-glazed window. The focal point of the room is a brick fireplace, home to a multi-fuel stove set to a marble hearth. There is a ceiling light point and a radiator.



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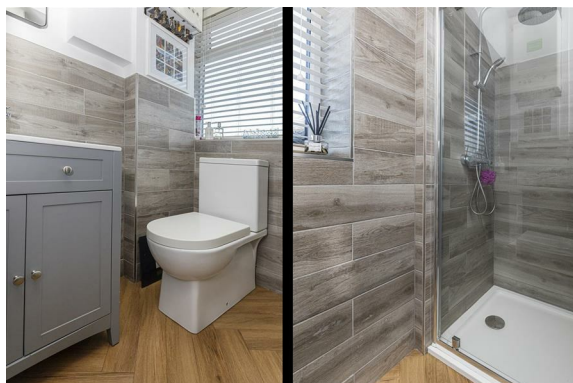
Kitchen/Diner

The kitchen area has a range of modern wall and base cupboards, drawers, roll-edge granite worktops with matching upstands and a composite sink with hose style tap. The worktops extend to create a breakfast bar. Integrated appliances include a four-ring gas hob, double oven, dishwasher, washing machine and a wine cooler with additional space for a fridge freezer. There is a uPVC window and a composite door with double-glazed inserts providing access to the side elevation. The kitchen area has under floor heating, a Velux window and ceiling downlighting. The dining area has plenty of space for a table, along with a gas fire within a brickwork fireplace, two ceiling light points and a radiator. A uPVC double-glazed window overlooks the rear elevation.



Downstairs Shower Room

The white suite comprises a shower cubicle, home to a mains fed shower, a vanity wash hand basin with waterfall style tap and a low-level WC. There is herringbone style flooring, appropriate tiling to walls, a uPVC double-glazed window to the side elevation and a ceiling light point. This room also has under floor heating and is home to the Vokera central heating boiler.



First Floor Landing

From the entrance hallway, a staircase gives access to the first floor landing, which has a uPVC double-glazed window to the side elevation. There is a useful storage cupboard and access can be gained to the following rooms:

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Bedroom One

This double bedroom is positioned at the front of the property and has a pleasant outlook via a uPVC double-glazed window. There is ceiling downlighting, a radiator and plenty of space for furniture. Being the master bedroom, it has the advantage of an en suite shower room.



En Suite Shower Room

The white suite comprises a pedestal wash hand basin with waterfall style tap and a corner shower cubicle, home to a mains fed shower. It has laminate style flooring, appropriate tiling to the walls, an extractor fan, ceiling downlighting and a chrome ladder style radiator.



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Bedroom Two

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



House Bathroom

The bathroom has a modern white suite comprising a P-shaped bath with twin taps, a wall mounted, trough style wash hand basin with waterfall style tap and a low-level WC. There is vinyl style flooring, appropriate panelling to the walls, ceiling downlighting and a uPVC double-glazed window.



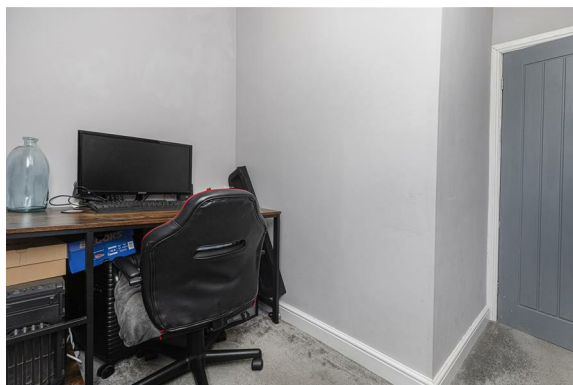
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Bedroom Three

This single bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It is currently used as a work-from-home study and has ceiling downlighting and a radiator. Access can be gained to partially boarded loft space with a pull-down ladder.



External Details

At the front of the property, there is a block paved driveway providing off-road parking for several vehicles and a wrought iron access gate at the side. The driveway continues along the side of the property to the rear. The rear garden has a decked area, perfect for outdoor entertaining, and a lawned area with fenced and shrubbery borders. There is an electric point and a water point and outdoor lighting to the front of the property.



Tenure

The vendor informs us that the property is freehold.

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Directions

