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Goldington Drive, Oakes Huddersfield,

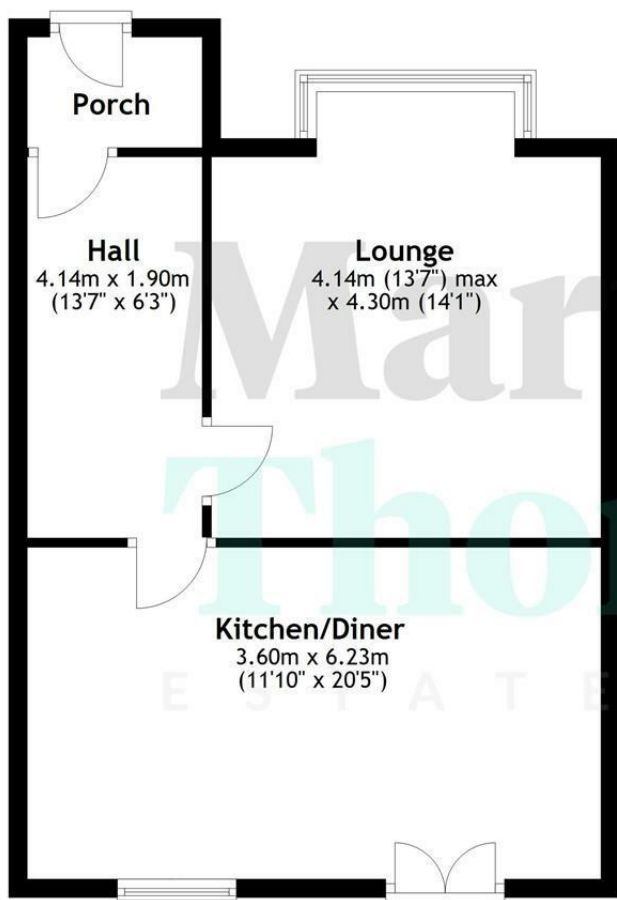
Offers in the region of
£325,000

This much improved three-bedroom semi-detached home has a light and bright interior. It offers accommodation that may be suitable for a first time buyer, a professional couple looking to access the nearby M62 motorway network or a family, with recommended schooling close by and Lindley Village with its various amenities. The accommodation comprises an entrance porch, entrance hall, lounge and open-plan kitchen diner with integrated appliances. On the first floor, there are three bedrooms and a stylish house bathroom. The attic space has a Velux window and could be utilised as an additional bedroom, subject to various permissions and consents. The property has uPVC double-glazed and a gas-fired central heating system. Externally, a driveway provides off-road parking and access to a larger than average garage. The lovely rear garden is perfect for outdoor entertaining.



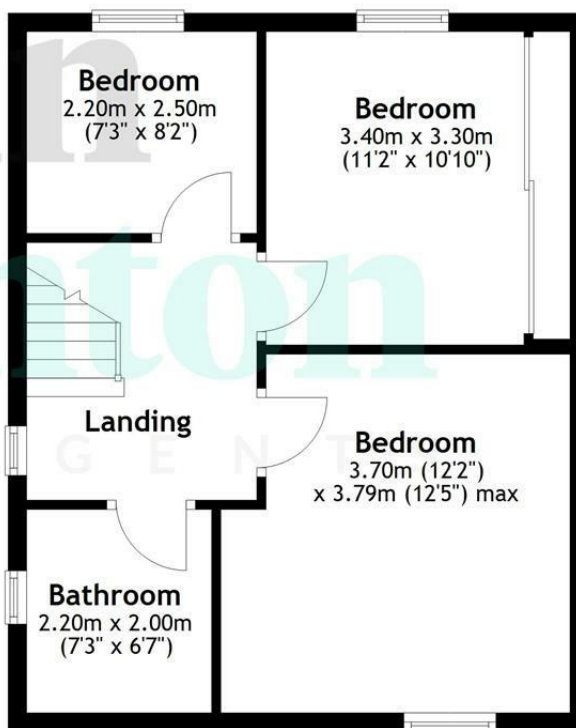
Ground Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



Total area: approx. 96.0 sq. metres (1032.8 sq. feet)

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Entrance Porch

A uPVC door with decorative glazed inserts and matching side panel opens to the entrance porch, which has uPVC windows to two elevations. It has lovely tiled flooring, ceiling downlighting and a radiator. A timber and bevelled glazed door opens to the spacious entrance hall.



Entrance Hall

The hall has a staircase rising to the first floor landing, a ceiling light point and a radiator. A useful under stairs storage cupboard houses the electric fuse box and has hanging hooks and a light.



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Lounge

This reception room is positioned at the front of the property, with a lovely outlook via a walk-in splayed uPVC double-glazed bay window. The focal point of the room is a log burner, set to a tiled hearth with a oak mantel over. There is a ceiling light point and a radiator.



Kitchen Diner

Positioned at the rear of the property, with a lovely open-plan aspect, the kitchen has a range of modern high gloss wall and base units, drawers, roll-edge worktops with matching upstands and a one-and-a-half bowl composite sink unit. Integrated appliances include a Hotpoint oven and induction hob with overlying canopy style filter hood, combi oven/microwave, fridge freezer, Bosch dishwasher, wine rack and wine cooler. There is downlighting throughout, a uPVC window allowing natural light from the rear elevation and LVT click flooring. A useful breakfast bar island area has storage cupboards beneath. There is a wall-hung stylish radiator and the LVT flooring continues into the dining area. This has uPVC patio doors providing access to the rear garden, a ceiling light point and a recessed chimney breast, perfect for storing logs.



First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there is a uPVC double-glazed window to the side elevation. There is a ceiling light point, a radiator, access to loft space and access to the following rooms:

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Bedroom One

This double bedroom is positioned at the front of the property and has a lovely view via a uPVC double-glazed window. It has fitted wardrobes with sliding, mirrored doors with hanging rails and shelving. There is a central ceiling light point and a radiator.



Bedroom Two

This double bedroom has a uPVC double-glazed window overlooking the rear garden. It has built-in furniture including a desk area and a wardrobe with hanging and shelving. There is a central ceiling light point and a radiator.



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Bedroom Three/Work from home Study

This room could be utilised as a work from home study and has a uPVC double-glazed window to the front elevation. There is a fitted wardrobe with hanging rails and shelving over the bulkhead, which also houses the Veissmann central heating boiler.



House Bathroom

The bathroom has a modern white four-piece suite comprising a low-level WC, wall-hung vanity hand basin with a waterfall style tap and storage below, a tiled bath with a waterfall style tap and a corner shower cubicle with a waterfall style shower head and hand held attachment. The floor is tiled with appropriate contrasting tiling to the walls. There is ceiling downlighting, an extractor fan, a mirrored storage cupboard and a double electric toothbrush charger. The room has an LED mirror with demister and Bluetooth features, along with a chrome ladder style heated towel rail.



Attic Space

The attic has a Velux window, electric, plumbing, first fix heating, water and floorboards throughout. Subject to the relevant Planning Permissions and Building Regulations, this space could be made into a fourth bedroom.

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External Details

At the front of the property, there is a lovely lawned garden with mature shrubbery and walled boundaries. A tarmac driveway provides off-road parking for several vehicles and leads to an extended, detached garage with power and light. A timber gate gives access to the rear garden, which has a lovely patio seating area, perfect for outdoor entertaining, a lawn, a further patio seating area, outside wall light points, security lighting and water points. There is up/down lighting at the front of the property, a Yale alarm system and a ring doorbell.



Tenure

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

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Directions

