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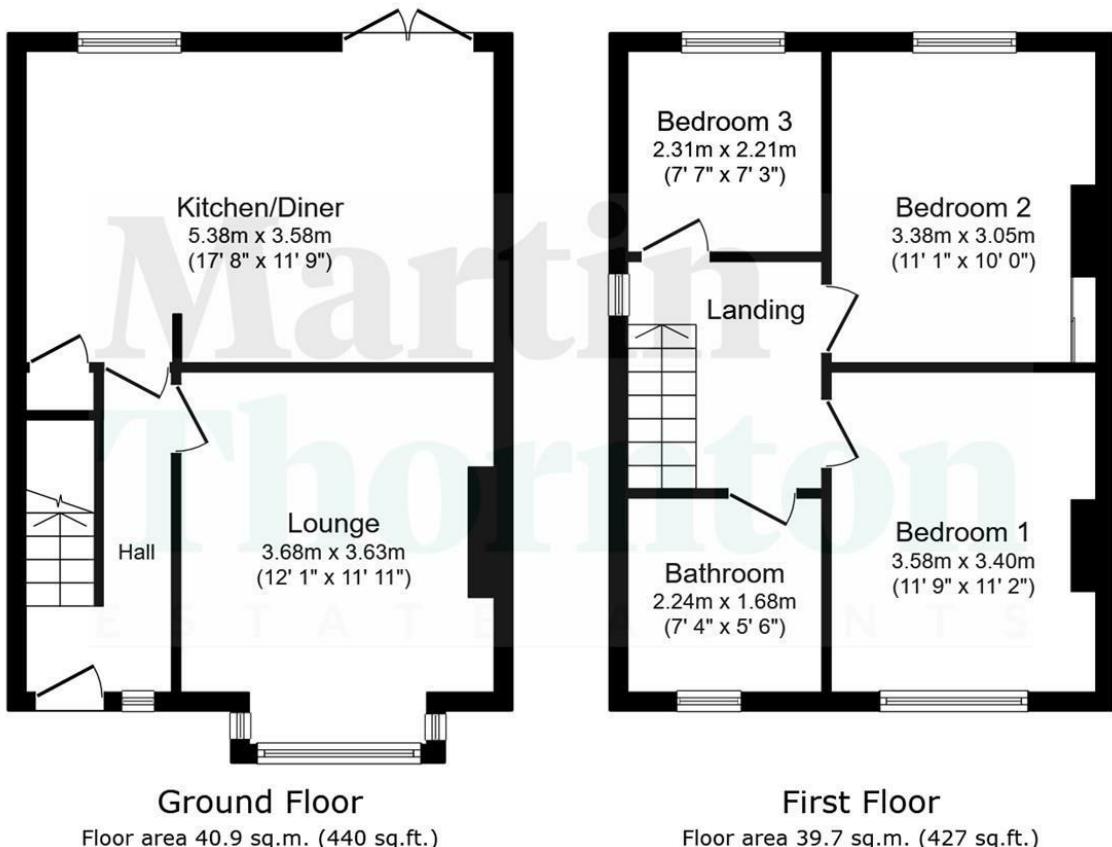
**Goldington Avenue, Oakes
Huddersfield, Kirklees**

**Offers in the region of
£300,000**

This well presented three-bedroom semi-detached home is located in the popular residential area of Oakes and has recently undergone a programme of modernisation. There are various amenities, bars and restaurants in nearby Lindley Village, along with well-regarded schooling and good motorway access. The accommodation comprises an entrance hallway, living room and kitchen diner with a range of integrated appliances. On the first floor, there are three bedrooms and a stylish house bathroom. The property benefits from a gas-fired central heating system, is uPVC double-glazed and has an alarm system. Externally, at the front of the property, there is a tarmacked driveway providing off-road parking for several vehicles and a detached garage, perfect for storage. At the rear, there is a lovely garden with a lawn and seating areas, perfect for outdoor entertaining.



Floorplan



Total floor area: 80.6 sq.m. (867 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



Details

Entrance Hallway

A composite door with double-glazed inserts opens to the entrance hall, where there is a uPVC double-glazed window and an alarm control panel. There is LVT herringbone style flooring, two ceiling light points and a wall-hung radiator. A staircase leads to the first floor landing and a timber door leads into the living room.



Living Room

This reception room is positioned at the front of the property and has a walk-in uPVC double-glazed bay window. It has useful storage cupboards and shelving to both alcoves, a ceiling light point and a radiator.





Details

Kitchen Diner

This open-plan room runs across the rear of the property. The kitchen area has a range of modern wall and base cupboards, drawers, Quartz worktops with matching upstands and an inset composite sink unit. Integrated appliances include a double oven, four-ring induction hob with overlying extractor hood, washer/dryer and dishwasher. There is space for an American style fridge freezer and an island with storage cupboards and a Quartz worktop. The room has LVT herringbone style flooring, space for a table, ceiling downlighting and a radiator. There is a useful under stairs storage cupboard and a uPVC double-glazed window to the rear elevation. A set of French doors give access to the rear garden.



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, which has a ceiling light point and a uPVC double-glazed window allowing natural light from the side elevation.

Bedroom One

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





Details

Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. There a ceiling light point and a radiator. Access can be gained to the loft space via a pull-down ladder, which has lighting.



Bedroom Three/Study

This room is currently utilised as a work-from-home office, this room is positioned at the rear of the property. It has a uPVC double-glazed window, a ceiling light point and a radiator.





Details

Bathroom

The bathroom has a stylish white suite comprising a P-shaped bath with a curved splash screen and a waterfall style mains fed shower over, a wall-hung vanity wash hand basin with storage beneath and a low-level WC. There is tiling to the floor and contrasting tiling to the walls. The room has a ceiling light point, an LED mirror with demister, an extractor fan and a chrome ladder style heater towel rail. A uPVC double-glazed window allows natural light into the room.



External Details

At the front of the property, there is a tarmacked driveway providing off-road parking for several vehicles and leading down the side of the property to a detached garage, which is ideal for storage. At the rear, a timber gate gives access to the rear garden, where there is an Indian slate patio, perfect for outdoor entertaining, a lawn area with mature shrubbery borders and a decked seating area. The rear garden has a westerly aspect, wall light points, a power point and a water point.



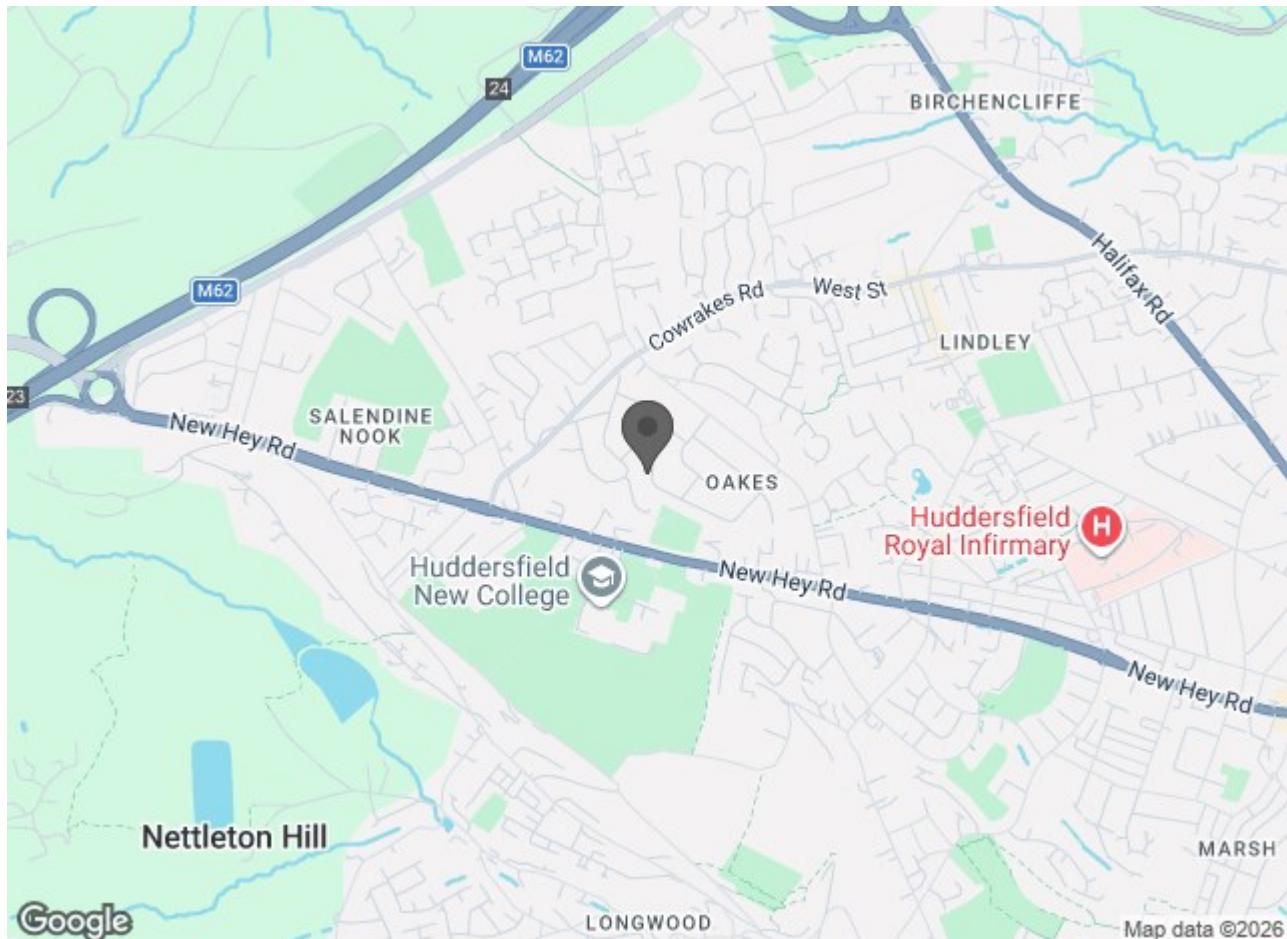
Tenure

The vendor informs us that the property is freehold.

Goldington Avenue, Oakes Huddersfield, Kirklees



Directions



**Martin
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ESTATE AGENTS

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