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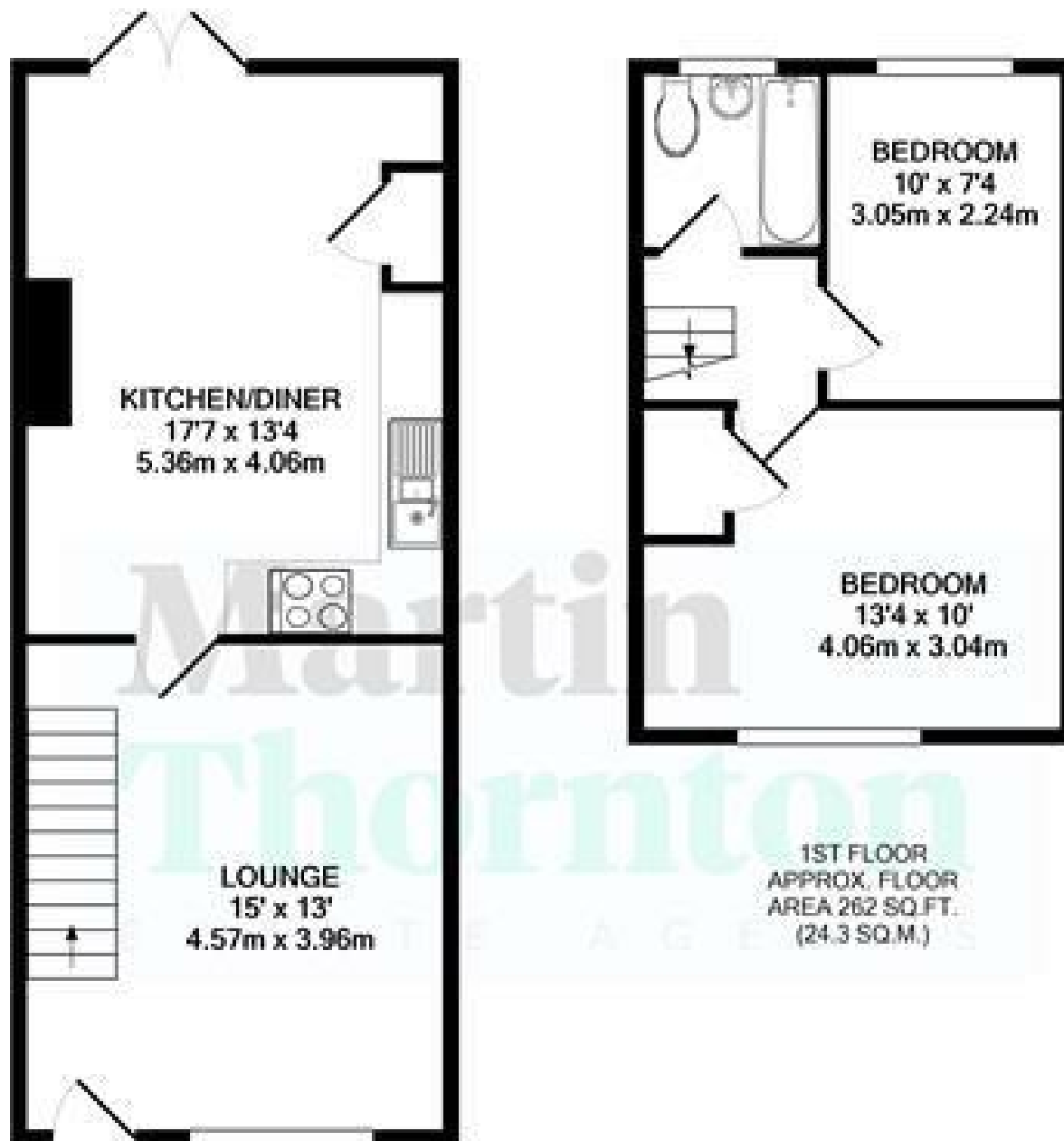
## Greenfield Avenue, Oakes Huddersfield, Yorkshire

**Offers over £170,000**

Tucked away to this little known, quiet residential cul-de-sac, this two-bedroom property has been extended via a single storey extension to the rear and an attached garage. The well-appointed property may prove suitable to buyers requiring a good commuting base, with the M62 motorway network nearby, serving Leeds and Manchester City Centres. It is only a short distance from recommended local schooling and Lindley Village with its various amenities. The accommodation comprises an entrance hall, open-plan kitchen diner with some integrated appliances and living room, along with a side entrance. On the first floor, there are two double bedrooms and a house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is parking to the front by way of a concrete hardstanding and an attached single car garage. At the rear, there is a decked and lawned rear garden, perfect for outdoor entertaining.



Floorplan



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Greenfield Avenue, Oakes Huddersfield, Yorkshire

## Details



### Entrance Hall

A uPVC door with a decorative double-glazed insert opens to the entrance hall, which has hanging hooks, a ceiling light point and vinyl style flooring. A useful storage cupboard is home to the Baxi central heating boiler and the electric fuse board.

### Kitchen Diner

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops incorporating a breakfast bar and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include an oven and a four-ring gas hob with canopy style filter hood above. There is space for a dishwasher, washing machine and freestanding fridge freezer. The kitchen is open to the dining area, where there is plenty of room for furniture, a ceiling light point and a radiator. There is a uPVC window to the side elevation and a set of uPVC French doors give access to the rear garden.



### Living Room

Positioned at the front of the property, this good-sized reception room has lots of light from a uPVC double-glazed window and a uPVC double-glazed entrance door. There are two ceiling light points and two radiators. An open tread staircase gives access to the first floor landing.



### First Floor Landing

The landing has access to loft space and access to the following rooms:

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## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has a useful fitted storage cupboard over the bulkhead, a central ceiling light point and a radiator.



### Bedroom Two

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



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## Details



### House Bathroom

The bathroom has a white suite comprising a low-level WC, a pedestal hand basin with mixer tap and a panelled bath with twin taps and a Triton electric shower over. The walls are predominantly tiled with a contrasting tiled effect floor, a central ceiling light point, an extractor fan and a radiator. The room has a wall-mounted mirror and a uPVC double-glazed window allowing natural light from the rear elevation.



### External Details

At the front of the property, there is a concrete hardstanding providing off-road parking and access to the garage. The garage has an up-and-over door, power and light. A pathway continues along the side of the property to the rear, where there is a decked seating area, perfect for outdoor entertaining, a lawn and raised beds. The rear garden is fully enclosed by fencing and access can be gained to the rear of the garage via a uPVC door. There is an outside water point.



### Tenure

The vendor informs us the property is Freehold

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Directions

