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**Wheatfield Avenue, Oakes
Huddersfield,**

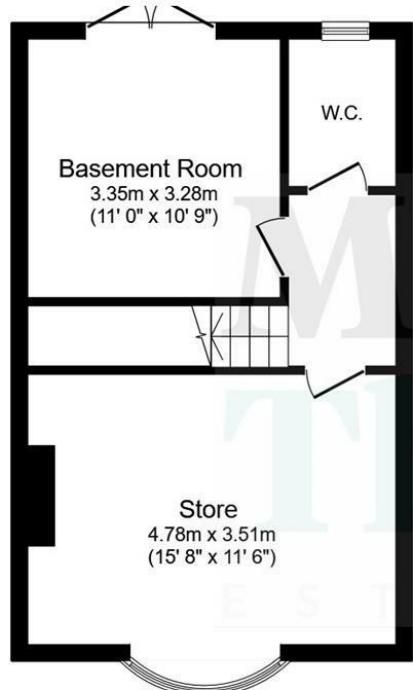
**Offers in the region of
£195,000**

This two-bedroom semi-detached home enjoys a south-westerly rear aspect and is perfectly placed for local amenities, schooling and M62 motorway access. The accommodation comprises a living room with bay window and rear dining kitchen on the ground floor. On the lower ground floor is a useful store room, WC and a multipurpose room (third bedroom/garden room/play room, etc). On the top floor are two double bedrooms and a bathroom. The property has a gas-fired central heating system, uPVC double-glazing and solar panels (which are owned by the current owners). Externally, the rear of the property enjoys long distance views towards Holmfirth. It has a paved patio with a covered gazebo and adjoining lawn. At the front is off-road parking for two vehicles. The property is offered with the advantage of no chain.

Please note there is planning permission for a single storey rear extension with a roof terrace over. Application number 2024/93358

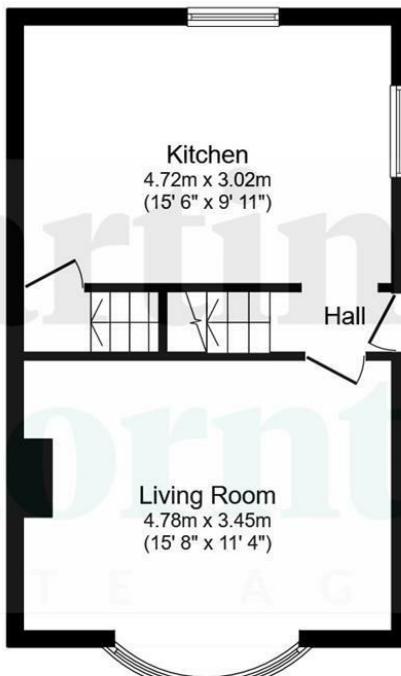


Floorplan



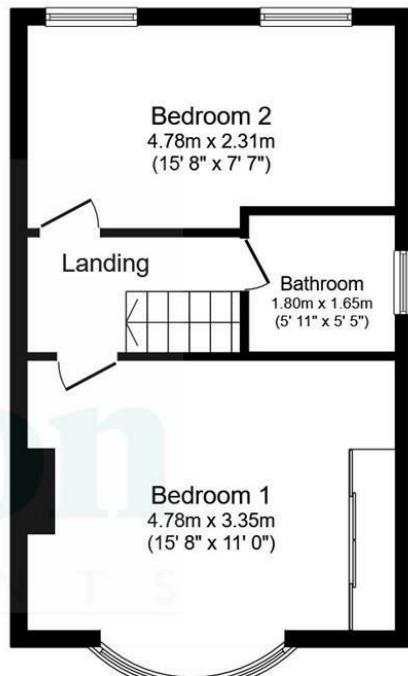
Basement

Floor area 38.3 sq.m. (412 sq.ft.)



Ground Floor

Floor area 38.6 sq.m. (415 sq.ft.)



First Floor

Floor area 38.6 sq.m. (415 sq.ft.)

Total floor area: 115.4 sq.m. (1,242 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



Entrance

A side uPVC door with a decorative opaque glazed panel gives access to the dining kitchen.

Dining Kitchen

This room is positioned at the rear of the property and enjoys a south-westerly aspect, making it particularly light and bright. It has an array of units to high and low levels, finished in oak, with worktops, part tiled surrounds and a one-and-a-half bowl sink. Integrated appliances include a four-ring gas hob with an AEG fan oven beneath and a pull-out style filter hood above. There is plumbing for an automatic washer, space for a freestanding fridge freezer and room for a formal dining table. The room enjoys a dual aspect with rear and side windows. There is also a radiator.



Living Room

This reception room is positioned at the front of the property and has a semicircular bay window incorporating uPVC glazing. It has a timber fire surround with a decorative tiled insert, home to a coal effect gas fire. There is plenty of space for furniture, a picture rail and a radiator.



Lower Ground Floor

Off the dining kitchen, steps lead down to the lower ground floor. At the top of the stairs, beneath a worktop, is plumbing for an automatic washing machine. At the bottom of the stairs is a tiled floor and a door leading to a good-sized store room with power, lighting and radiator. This also houses the inverter for the solar heating system.



Details

Downstairs WC

This room has a two-piece suite comprising a wash hand basin and a low-level WC. It has a rear opaque uPVC window and houses the boiler for the central heating system.



Garden Room/Bedroom/Playroom

This multipurpose room, depending on requirements, has a uPVC window and uPVC French doors leading out to the garden. It could be utilised as a third bedroom, an additional reception room, a large home office or playroom, etc. It has a radiator.



First Floor Landing

A staircase from the dining kitchen leads up to the first floor landing, where there is a spindle balustrade, a shelved storage cupboard and a drop-down ladder providing access to loft space, which is boarded for storage and has a Velux window.



Details

Bedroom One

This large double bedroom is positioned at the front of the property and has built-in sliding door wardrobes. It has a semicircular bay with uPVC glazing, along with plenty of space for furniture and a radiator.



Bedroom Two

This large double bedroom is positioned at the rear of the property with twin uPVC windows with wonderful long distance views towards the National Park in the distance. It enjoys a south-westerly aspect, making it particularly light and bright. There is light oak laminate flooring, space for furniture, coving to the ceiling and a radiator.





Details

Bathroom

The bathroom has a three-piece suite comprising a timber panelled bath with Triton independent shower over, a wash hand basin with storage cupboard beneath and a low-level WC with concealed cistern. There is tiling to the walls, laminate flooring and a radiator. To the side elevation is an opaque uPVC window.



External Details

At the front of the property is double width off-road parking and a wide pathway leads to a metal gate from which steps lead down to the rear garden. There is external side lighting and water. The rear garden is a selling feature of the property, enjoying a south-westerly aspect. It has a paved patio area, above which is an open glazed-roof gazebo and, adjoining this, a level lawned area with a timber shed at one end.

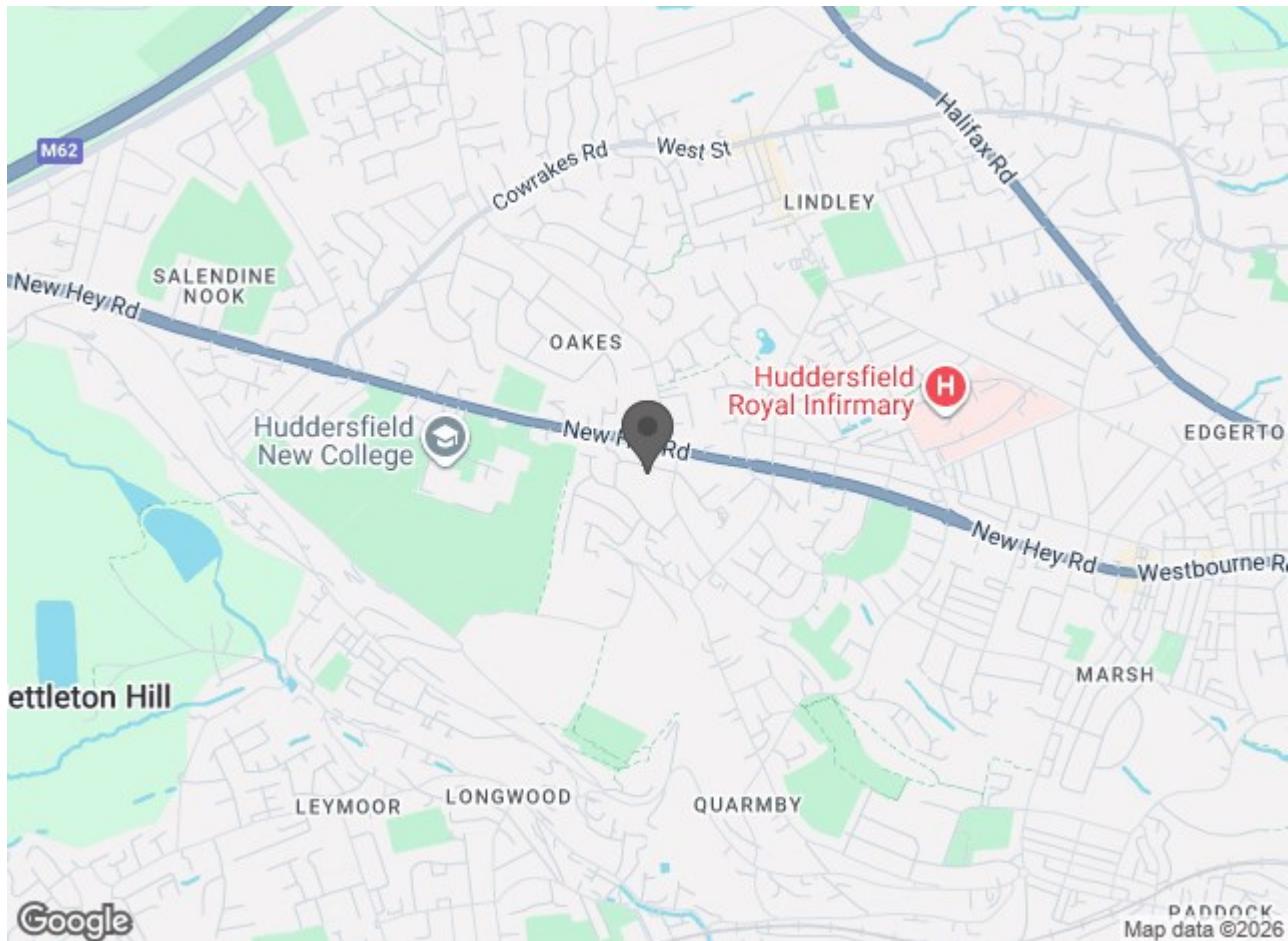


Tenure

The vendor has informed us that the property is Freehold.

Wheatfield Avenue, Oakes Huddersfield,

Directions



**Martin
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ESTATE AGENTS

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