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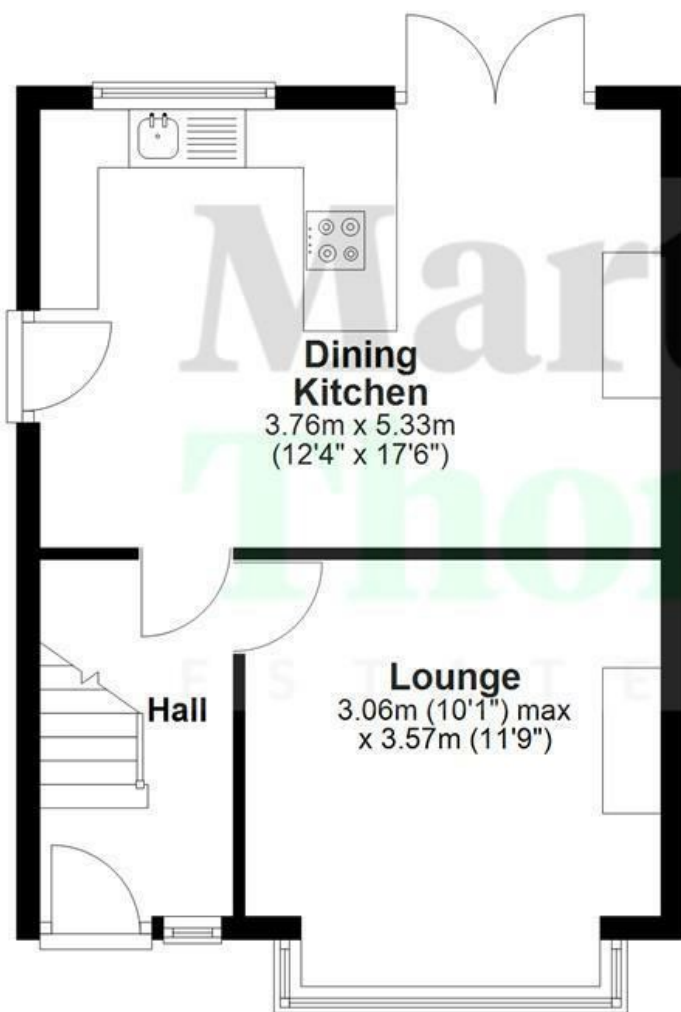
Goldington Avenue, Oakes Huddersfield,

Offers over £280,000

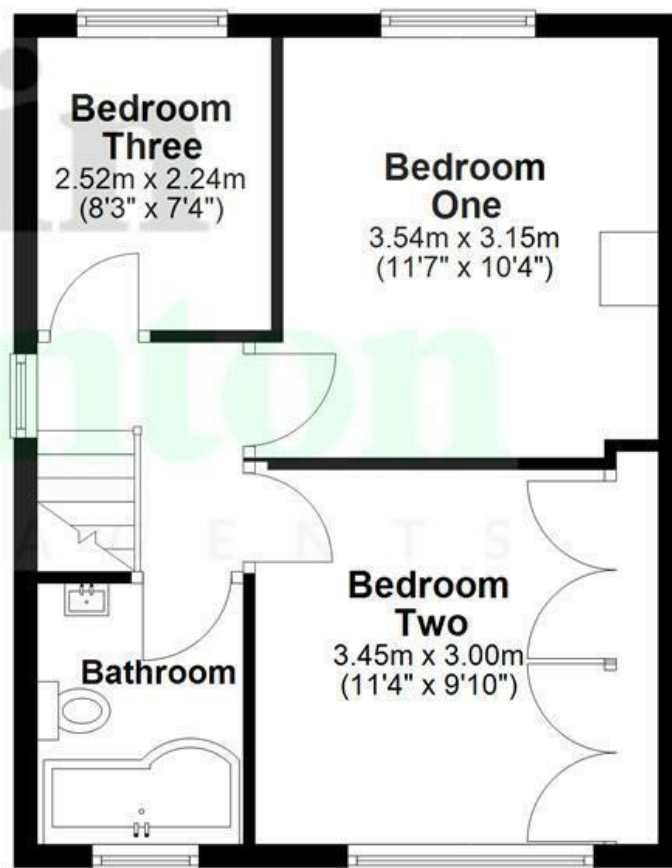
This three-bedroom semi-detached home has been enjoyed and improved by the current owners. It is located in the popular residential area of Oakes and may prove suitable to a first time buyer looking to access the nearby M62 motorway network. It would also make an ideal family home, with nearby recommended schooling. The accommodation comprises an entrance hall, living room and kitchen/diner. On the first floor, there are three bedrooms and a stylish house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is a tarmacked double driveway providing off-road parking and a detached garage, which is currently used as a utility area. At the rear, there is a lovely enclosed and lawned garden area with a patio, perfect for outdoor entertaining. The rear garden enjoys a southerly aspect.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Goldington Avenue, Oakes Huddersfield,

Details



Entrance Hall



A uPVC door with double-glazed inserts opens to the spacious entrance hall, where there is a ceiling light point and a radiator. A staircase rises to the first floor landing and access can be gained to the following rooms:

Living Room



This reception room is positioned at the front of the property and has a walk-in bay uPVC double-glazed window. The focal point of the room is a multi-fuel stove with a timber mantel. There is a ceiling light point and a radiator.

Kitchen/Diner



This lovely open-plan room is located to the rear of the property. The kitchen area has a range of high gloss wall and base cupboards, drawers, roll-edge worktops, including a breakfast bar, with matching upstands and a composite one-and-a-half bowl sink unit. Integrated appliances include a double oven and a five-ring gas hob with an overlying canopy style filter hood. There is plumbing for a dishwasher, space for a freestanding fridge freezer. A uPVC double-glazed window overlooks the rear garden. There is laminate style flooring throughout and ceiling downlighting. The dining area has plenty of space for furniture, a radiator and a set of French doors providing access to the rear garden. A uPVC door with a double-glazed insert opens to the side elevation.

First Floor Landing



From the entrance hall, a staircase leads up to the first floor

Goldington Avenue, Oakes Huddersfield,

Details



landing, where there is a uPVC double-glazed window providing light from the side elevation. There is a ceiling light point and access to boarded loft space.

Bedroom One



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

Bedroom Two



This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has fitted wardrobes with hanging rails and shelving, a ceiling light point and a radiator.

Bedroom Three



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

House Bathroom



The bathroom has a modern white suite comprising a P-shaped bath with a curved screen and a mains fed shower over, a trough style wash hand basin set to a timber worktop and a low-level WC. There is appropriate tiling to the walls, vinyl style flooring, a uPVC double-glazed window to the front elevation, ceiling downlighting and a chrome ladder style heated towel rail.

Goldington Avenue, Oakes Huddersfield,

Details



External Details

The vendor has informed us the property is Freehold.



At the front of the property, there is a tarmacked driveway providing off-road parking for several vehicles and a garden with mature shrubbery borders. There is outside wall light points, wiring for an electric car charging point and an outside store to the side of the property. At the rear, there is a lovely fenced and lawned garden with patio seating, perfect for outdoor entertaining. There is also an outside water point. The rear garden benefits from a southerly aspect.

Detached Garage/Utility

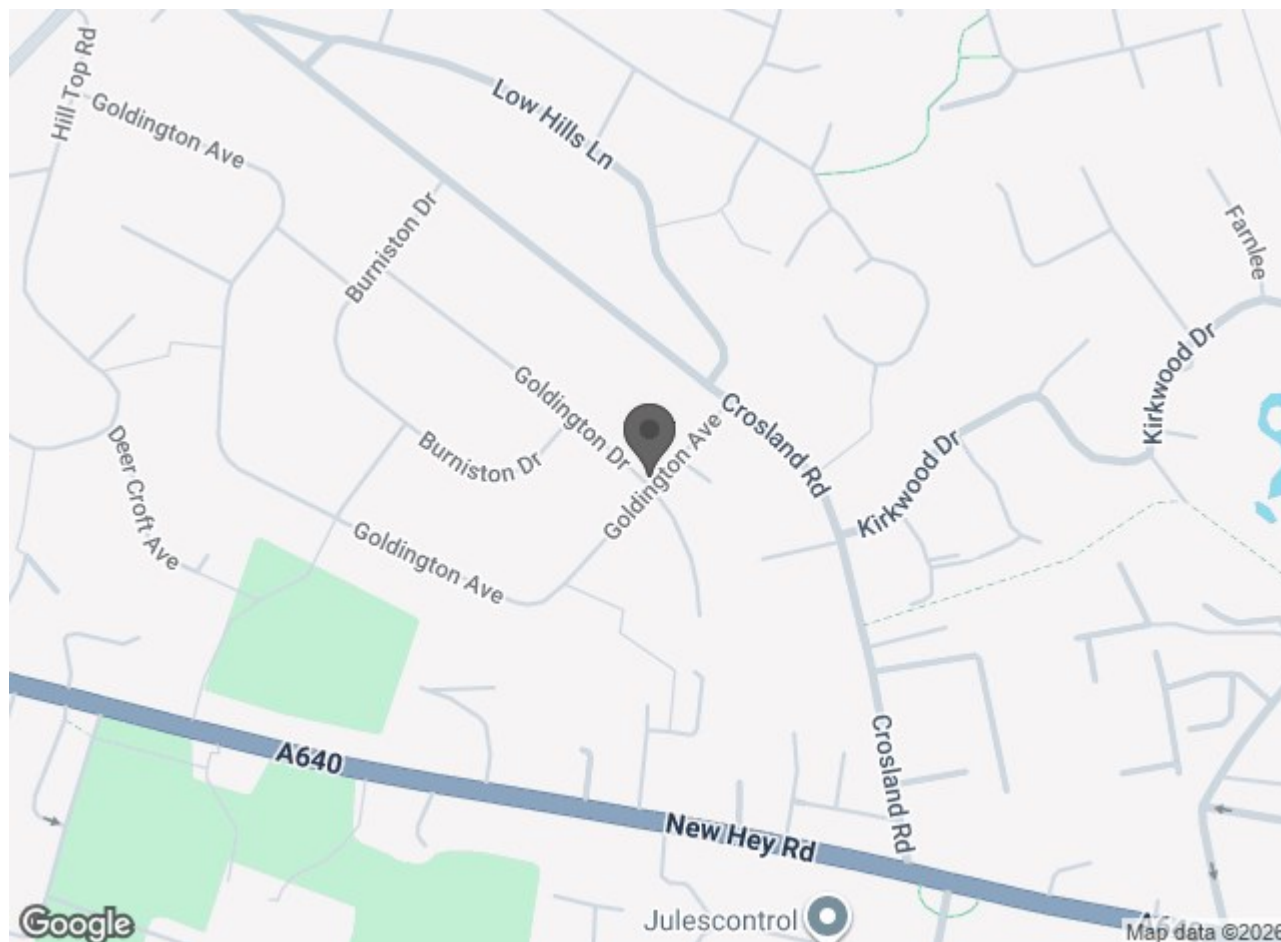


The single garage has an up-and-over door, power and light. It is currently utilised as a utility room, with plumbing for an automatic washing machine, working surfaces and space for a freestanding fridge freezer.

Tenure

Goldington Avenue, Oakes Huddersfield,

Directions



Goldington Avenue, Oakes Huddersfield,

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**