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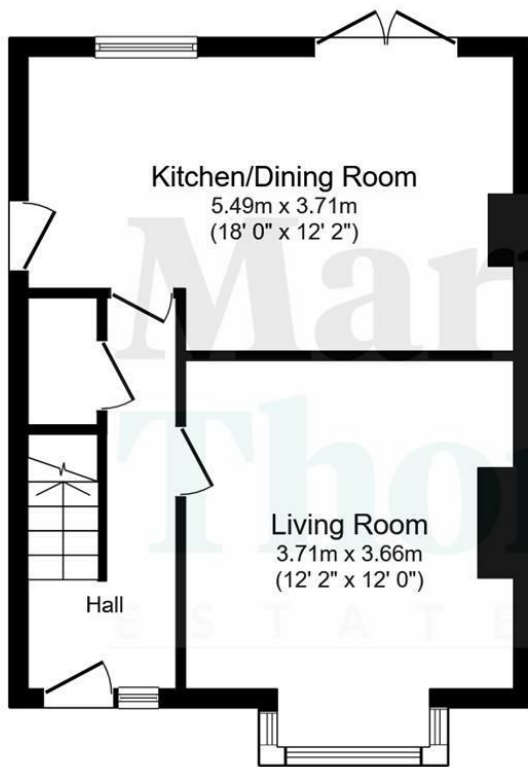
## **Burniston Drive, Oakes Huddersfield,**

**Offers in the region of  
£260,000**

This three-bedroom semi-detached home is located in this ever-popular area, ideal for local amenities within the Salendine Nook Shopping Centre, motorway access and well-regarded schooling. It has undergone a programme of updating, modernisation and redesigning, with a light and bright interior and neutral decor and floor coverings. The accommodation is presented to a high standard throughout, with contemporary fixtures and fittings. It comprises an entrance hallway, living room with bay window, large open-plan dining kitchen with some integrated appliances and French doors. On the first floor are three good-sized bedrooms and a stylish shower room. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there are lawned front and rear gardens, a driveway and a garage. The property is offered with the advantage of no chain involvement.

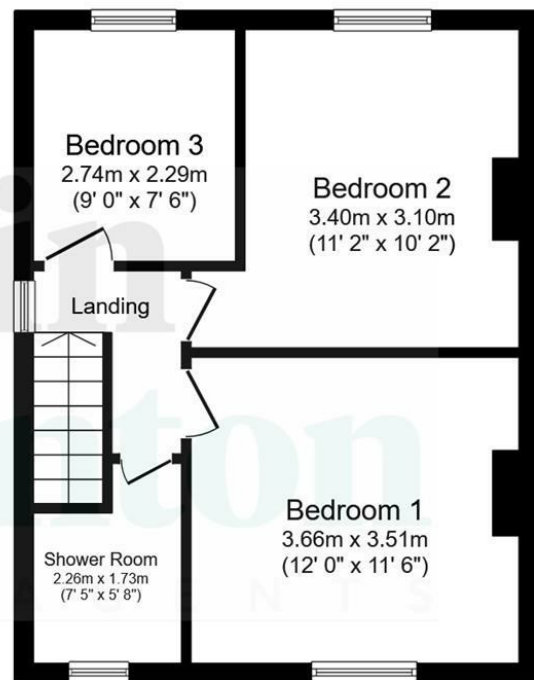
**Burniston Drive, Oakes  
Huddersfield,**

**Floorplan**



**Ground Floor**

Floor area 40.3 sq.m. (434 sq.ft.)



**First Floor**

Floor area 39.3 sq.m. (423 sq.ft.)

Total floor area: 79.6 sq.m. (856 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](http://www.Propertybox.io)

# Burniston Drive, Oakes Huddersfield,

## Details



### Entrance Hall

An external uPVC door with an opaque glazed panel and a glazed side screen opens to the entrance hallway. The front of the property enjoys a southerly aspect, making the hallway light and bright, working well with its fresh decor, carpeting and LVT flooring. A staircase rises to the first floor accommodation, beneath which is a useful storage cupboard. There is LED ceiling downlighting, a radiator and a door leading to the living room.



### Living Room

This reception room is positioned at the front of the property and is light and bright, with a large walk-in bay window. There is fresh neutral decor, grey carpeting, LED downlighting, plenty of space for furniture and a radiator.



# Burniston Drive, Oakes Huddersfield,

## Details



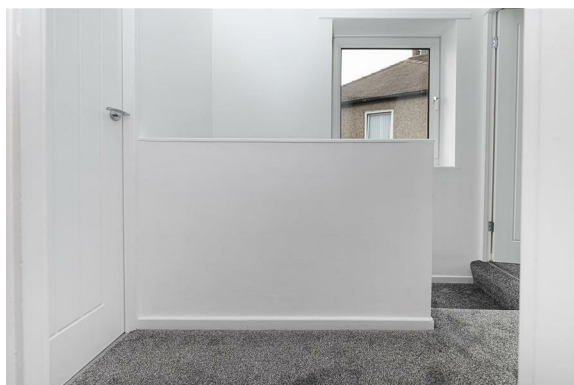
### Dining Kitchen

This spacious open-plan room has recently been redesigned and upgraded. It has wall cupboards and base units, matching worktops and upstands, and a stainless sink unit. Integrated appliances include an oven and hob and a contemporary canopy style extractor hood. There is plumbing for an automatic washing machine and concealed is the boiler for the central heating system. The dining area is positioned at the rear of the property, with broad French doors providing access to the lawned garden. There is LVT flooring, LED downlighting, a side uPVC glazed door and a radiator.



### First Floor Landing

From the entrance hallway, a staircase rises to the first floor landing, which has LED downlighting and a side uPVC window.



# Burniston Drive, Oakes Huddersfield,

## Details



### Bedroom One

This large double bedroom is positioned at the front of the property and is light and bright. It enjoys a view towards Emley via a uPVC double-glazed window. The room has neutral decor, grey carpeting, LED downlighting and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property, with the same fresh decor as bedroom one. It has LED downlighting, a radiator and a uPVC window overlooking the garden and beyond.



### Bedroom Three

This single bedroom is positioned at the rear of the property, with a uPVC window overlooking the garden. It has LED downlighting and a radiator.



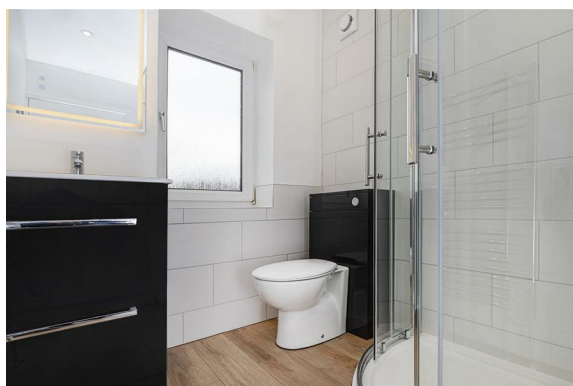
# Burniston Drive, Oakes Huddersfield,

## Details



### Shower Room

This room has recently been redesigned and upgraded. It has a stylish suite comprising a corner shower cubicle with an overhead waterfall style shower fitting and a hand-held shower attachment, a low-level WC with a concealed cistern and a rectangular wash hand basin with shelving beneath. There is appropriate tiling to the walls, LED downlighting, an extractor fan and LVT flooring. The room has an illuminated wall-mounted mirror, a shelved storage cupboard and an upright chrome ladder style radiator. Natural light comes from an opaque uPVC window.



### External Details

In front of the property, there is a low-level perimeter wall and hedge, a shaped lawned garden and flower beds. A long driveway provides parking and access to a garage with a side personal door. There is a part gravelled, part tarmacked seating area, also accessed from the French doors in the dining kitchen, and a level lawn with perimeter fencing and hedging.



### Tenure

We are informed that the property is leasehold and we await further information.

**Burniston Drive, Oakes**  
**Huddersfield,**  
Directions

