

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



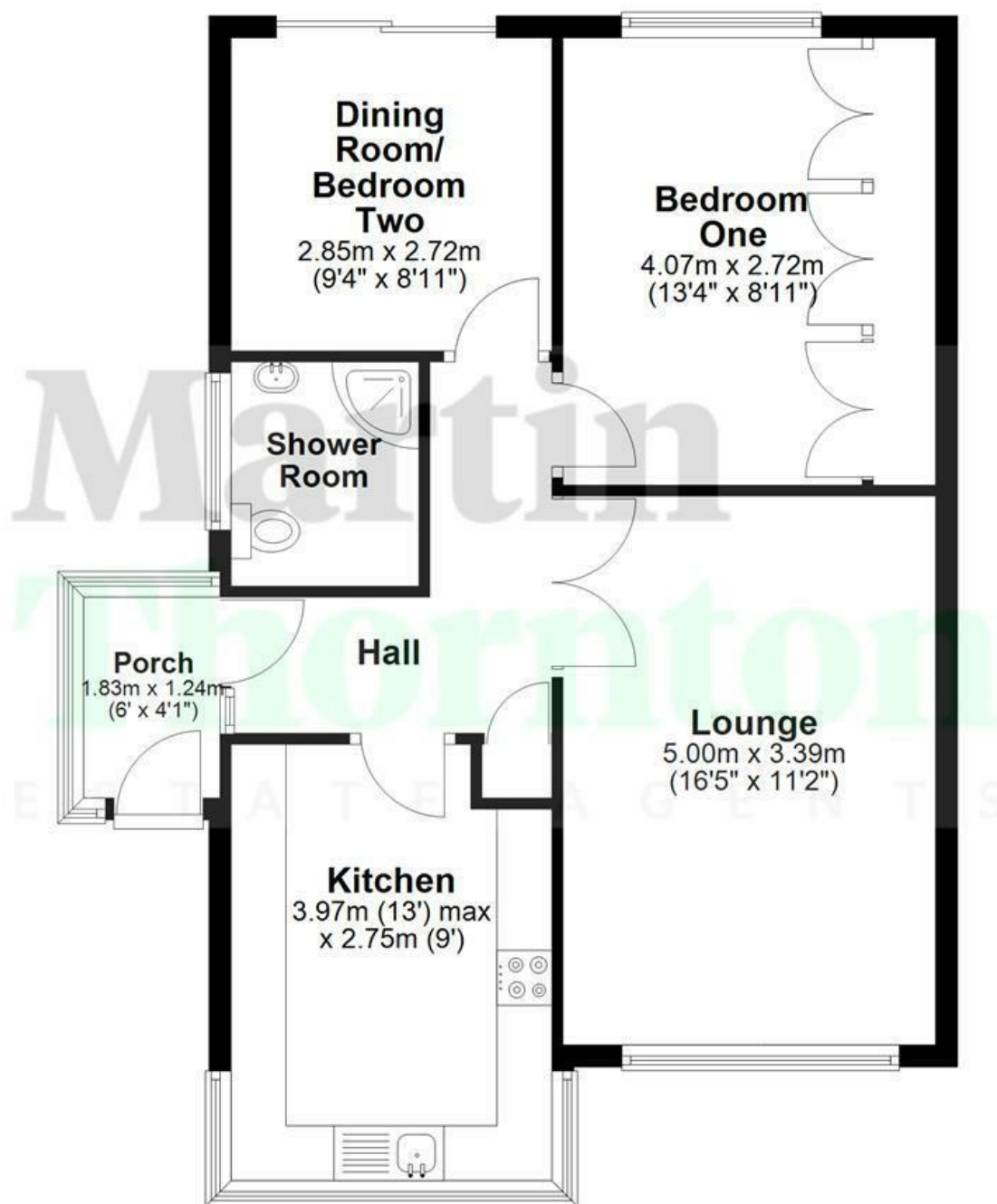
## Low Hills Lane, Oakes Huddersfield,

**Offers in the region of  
£250,000**

This two double bedroom semi detached true bungalow is located to the popular residential area of Oakes and within walking distance of Lindley village with its various amenities. The property may prove suitable to persons looking for accommodation over one level or professional couple looking to access nearby M62 motorway networks. The property comprises of; entrance hall, kitchen, lounge, shower room, a double bedroom and second bedroom/dining room. To the front of the property there is a tarmacked driveway providing off road parking and to the rear there is a detached single car garage with power and light and a low maintenance rear garden. The property is predominantly uPVC double glazed has gas central heating system and an alarm system.



## Ground Floor



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



# Low Hills Lane, Oakes Huddersfield,

## Details



### Entrance Porch

At the side of the property, the entrance porch has uPVC double-glazed windows to three elevations and a uPVC door with a decorative double-glazed insert. There is a ceiling light point, tiled flooring and plenty of space for storing coats and shoes.

### Entrance Hallway

A uPVC door with a decorative double-glazed insert opens to the entrance hall, where there is a ceiling light point, a radiator and laminate style flooring. There is access to loft space and a useful storage cupboard with shelving.

### Kitchen

A timber and glazed door opens to the kitchen, which has a range of wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include an oven and four-ring gas hob with an overlying filter hood. There is plumbing for an automatic washing machine, space for a freestanding fridge freezer and space for a freestanding dryer. This room is home to the Worcester central heating boiler. There are uPVC double-glazed windows to three elevations, allowing lots of natural light, along with tiled flooring, two ceiling light points and a radiator. The control panel for the Texecom alarm system is located in this room.



### Living Room

This reception room is positioned at the front of the property and has a large uPVC double-glazed window and laminate flooring. It has four wall light points, coving to the ceiling and a radiator. The focal point of the room is a gas fire, set to a marble hearth and surround.



# Low Hills Lane, Oakes Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window overlooking the rear elevation. There are fitted wardrobes with hanging rails and shelving, plenty of space for further furniture, a ceiling light point and a radiator.



### Bedroom Two/Dining Room

This room is currently used as a dining room, but could be a second bedroom. It has fitted wardrobes and overhead storage, along with a ceiling light point and a radiator. Access can be gained to the rear garden via uPVC sliding patio doors.



# Low Hills Lane, Oakes Huddersfield,

## Details



### Bathroom

The bathroom has a white suite comprising a corner shower cubicle with a curved screen, home to a Mira electric shower, a pedestal wash hand basin with twin taps and a low-level WC. There is a uPVC double-glazed window to the side elevation, ceiling downlighting, an extractor fan and a ladder style heated towel rail.



### External Details

At the front of the property, there is a tarmacked driveway, providing off-road parking, and a low-maintenance pebbled area with mature shrubbery borders. A timber gate gives access down the side of the property to a single garage with an up-and-over door, personal door, power and light. There is an external water point and outside security lighting. At the rear of the property, there is a low-maintenance flagged garden area with fenced borders, perfect for outdoor entertaining.



### Tenure

The vendor informs us that the property is freehold.

# Low Hills Lane, Oakes Huddersfield, Directions

