Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
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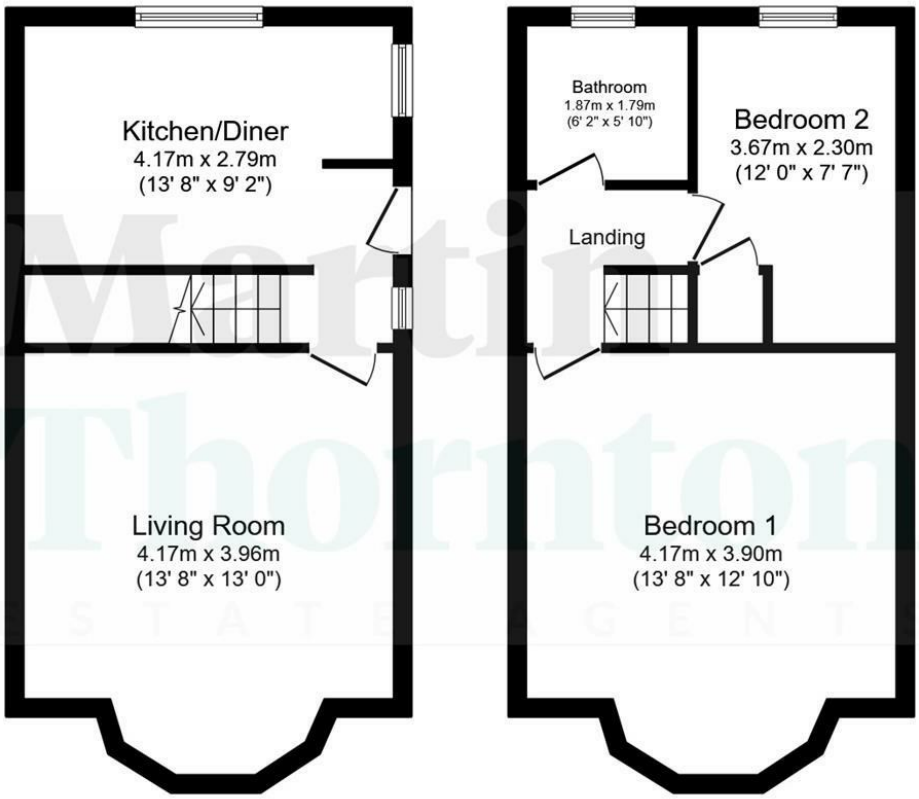
Tanyard Road, Oakes
Huddersfield, Yorkshire

Offers over £175,000

Being conveniently situated within a short distance of recommended local schooling and shopping facilities, including the Salendine Nook Shopping Centre, is this well-appointed, two bedroomed, semi-detached home. The property may well prove suitable to the professional couple looking to access the aforementioned amenities, and also the M62 motorway network, serving both Leeds and Manchester centres respectively. Internally, the property offers entrance hall, lounge, dining kitchen with integrated appliances and, to the first floor, two bedrooms and house bathroom. As one would expect, the property enjoys a gas central heating system and is predominantly uPVC double glazed. Externally there are gardens to three elevations and a useful garden shed.

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Floorplan



Total floor area: 65.8 sq.m. (709 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

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Details

Entrance Hall
A uPVC door with a double-glazed insert and double-glazed windows to either side opens to the entrance hall, were there is coving to the ceiling, a ceiling light point and a radiator. There are hanging hooks for coat storage and a staircase rises to the first floor landing. From here, a timber door gives access to the living room.

Living Room
This room is positioned at the front of the property and has a lovely walk-in splayed bay window overlooking the garden and beyond. There is a media wall with provision for a wall mounted TV and sound bar. The room has a modern electric fire, a central ceiling light point and two radiators. There is shelving to the alcoves with downlighting.



Kitchen
From the entrance hall, an archway leads into the kitchen, which is positioned at the rear of the property with natural light via uPVC double-glazed windows to the rear and side elevations. The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops with brick style tiled surrounds and a stainless steel sink unit with twin taps. Integrated appliances include a double oven and four-ring gas hob with overlying canopy style filter hood, along with space for a freestanding fridge freezer and dishwasher. There is vinyl flooring, coving to the ceiling, a ceiling light point and a radiator. A useful understairs storage cupboard has working surfaces, a ceiling light point and plumbing for an automatic washing machine. This kitchen is home to the Ideal central heating boiler.



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First Floor Landing
A staircase rises to the first floor landing, which has coving to the ceiling, a ceiling light point and access to insulated loft space.



Bedroom One
This double bedroom is positioned at the front of the property and has a walk-in splayed uPVC bay window to the front elevation. It has useful sliding, mirrored fitted wardrobes with hanging rails and shelving, a ceiling light point and a radiator.



Bedroom Two
This good-sized bedroom is positioned at the rear of the property and overlooks Salendine playing fields and beyond via a uPVC double-glazed window. It has a wardrobe with a hanging rail over the bulkhead, a ceiling light point and a radiator.



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Shower Room

This room has a modern white suite comprising a low-level WC, vanity hand basin with waterfall style tap and a shower cubicle, home to a mains fed waterfall style shower fitting. There is laminate style flooring, appropriate tiling to the walls, ceiling downlighting throughout and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the rear garden.



External Details

At the front of the property, there is a low-maintenance, lawned garden and a wrought iron gate gives access to stone steps leading to a flagged pathway. There is a useful shed, perfect for storage, and stone steps give access to the rear of the property. At the rear, there is a flagged seating area, a lawn, fencing and shrubbery borders, all benefitting from a southerly aspect.

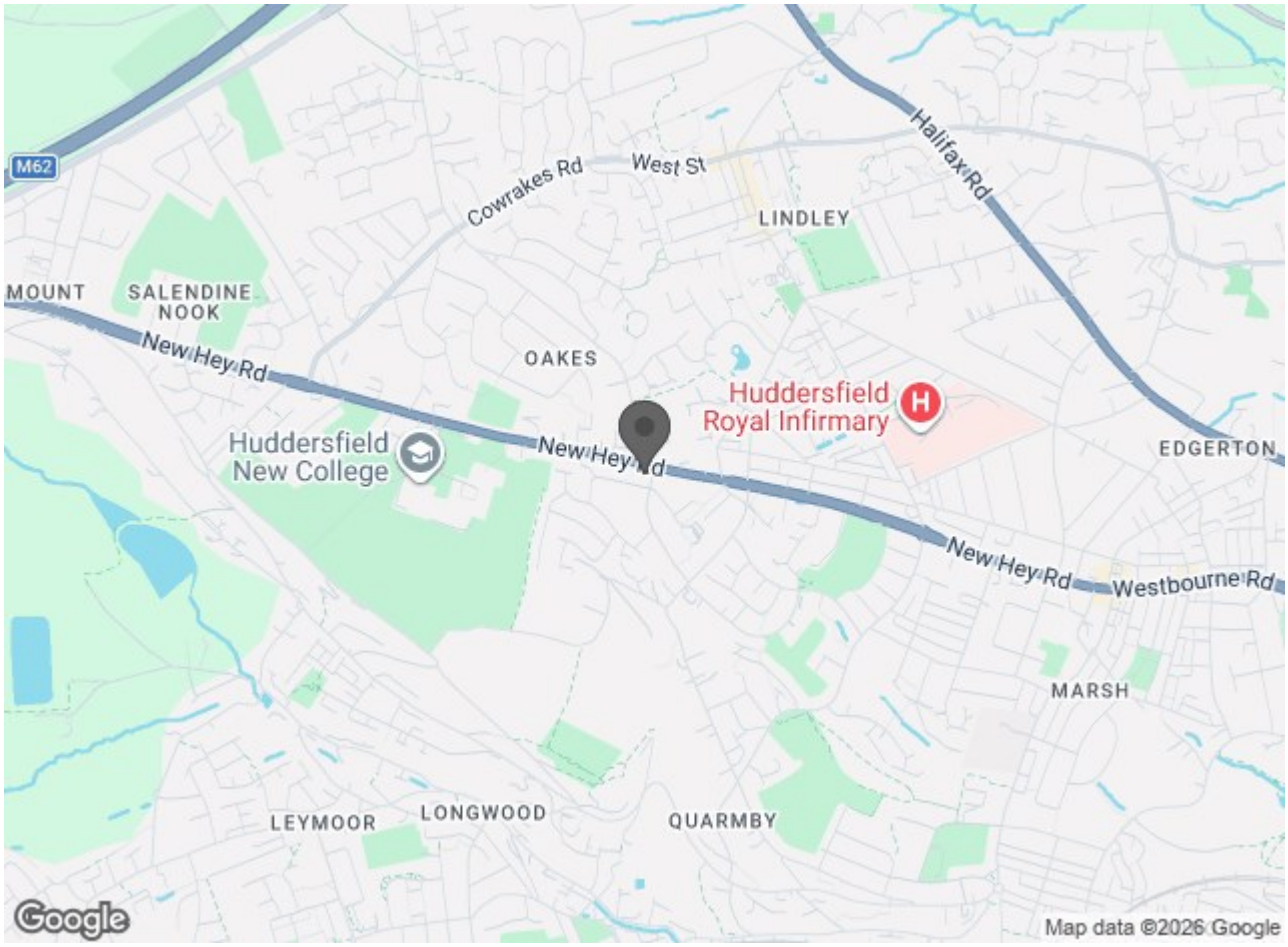


Tenure

The vendor informs us that this property is Leasehold, we await further information.

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Directions



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