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01484 508000



**Burniston Drive, Oakes  
Huddersfield,**

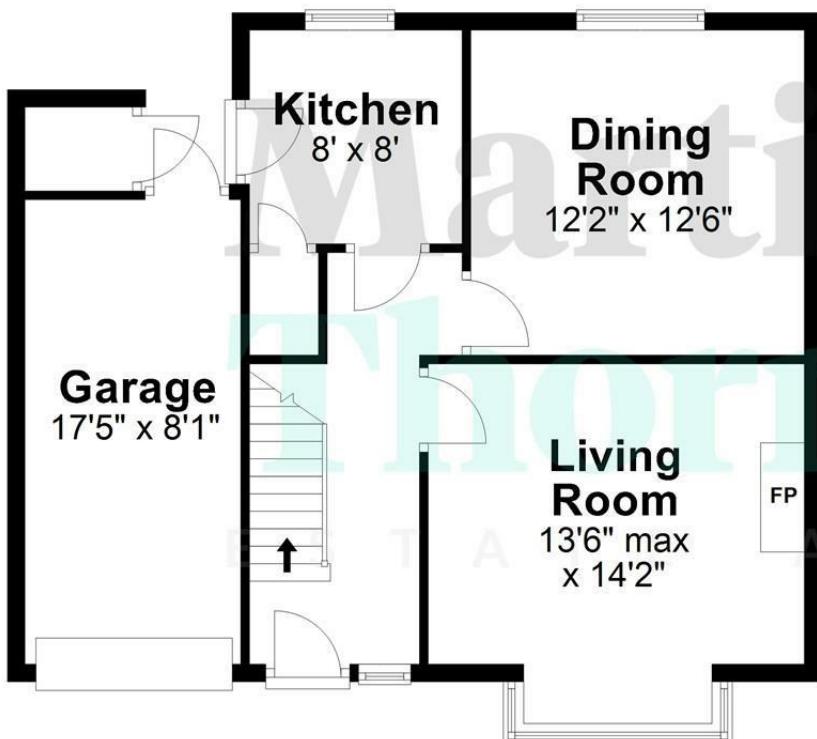
**Offers over £230,000**

This three-bedroom semi-detached home occupies a corner plot with a wide frontage. It is located in this popular area between Salendine Nook Shopping Centre and Lindley Village, with nearby schooling, amenities and access to the M62. The accommodation comprises an entrance hallway, living room with bay window, dining room and kitchen (which could be made into one large kitchen diner if required). On the first floor, there are three bedrooms and a bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is side-by-side parking to the front and an attached garage. To the rear is a level lawned garden.



Floorplan

Ground Floor



First Floor



Total area: approx. 1156.8 sq. feet  
Burniston Drive, Oaks, Huddersfield



### **Entrance Hallway**

An external uPVC door with an opaque glazed panel and a matching side window gives access to the entrance hallway. This has a staircase rising to the first floor accommodation, oak style laminate flooring and a radiator. Access can be gained to the following rooms:



### **Living Room**

This good-sized reception room is positioned at the front of the property and has a walk-in bay window incorporating uPVC glazing. There is a timber fire surround with a granite effect inlay and hearth, home to a coal effect gas fire. The room has oak style laminate flooring, plenty of space for furniture and a radiator.





### **Dining Room**

This second good-sized reception room could be used as a formal dining room or second sitting room. Buyers may decide to remove the dividing wall, incorporating this room with the kitchen. There is laminate flooring, plenty of space for furniture, a radiator and a fire surround with matching inlay and hearth. The room has a uPVC window to the rear elevation.



### **Kitchen**

The kitchen has wall cupboards and base units, working surfaces and a stainless steel sink. There is space for appliances, plumbing for a washing machine and an under stairs storage cupboard. The room has a rear uPVC window and a uPVC door to the side elevation. There is tiling to the walls and floor.





**First Floor Landing**

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



**Bedroom One**

This large double bedroom is positioned at the rear of the property with plenty of space for furniture. It has built-in high level storage cupboards, a uPVC window and a radiator.



**Bedroom Two**

This large double bedroom is positioned at the front of the property and has a uPVC window and a radiator.





## Details

### Bedroom Three

This single bedroom is positioned at the front of the property and has space for furniture, a uPVC window and a radiator.



### Bathroom

The white three-piece suite comprises a panelled bath with a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is half-height wall tiling, a side opaque uPVC window and a radiator.



### External Details

The property occupies a corner plot with parking for several vehicles to the front and a lawned garden. The attached garage has an up-and-over door, power, lighting and a rear personal door. At the rear of the garage, there is a useful garden store with a separate door with lighting. The rear garden has some perimeter fencing and a level lawn.



### Tenure

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**Details**



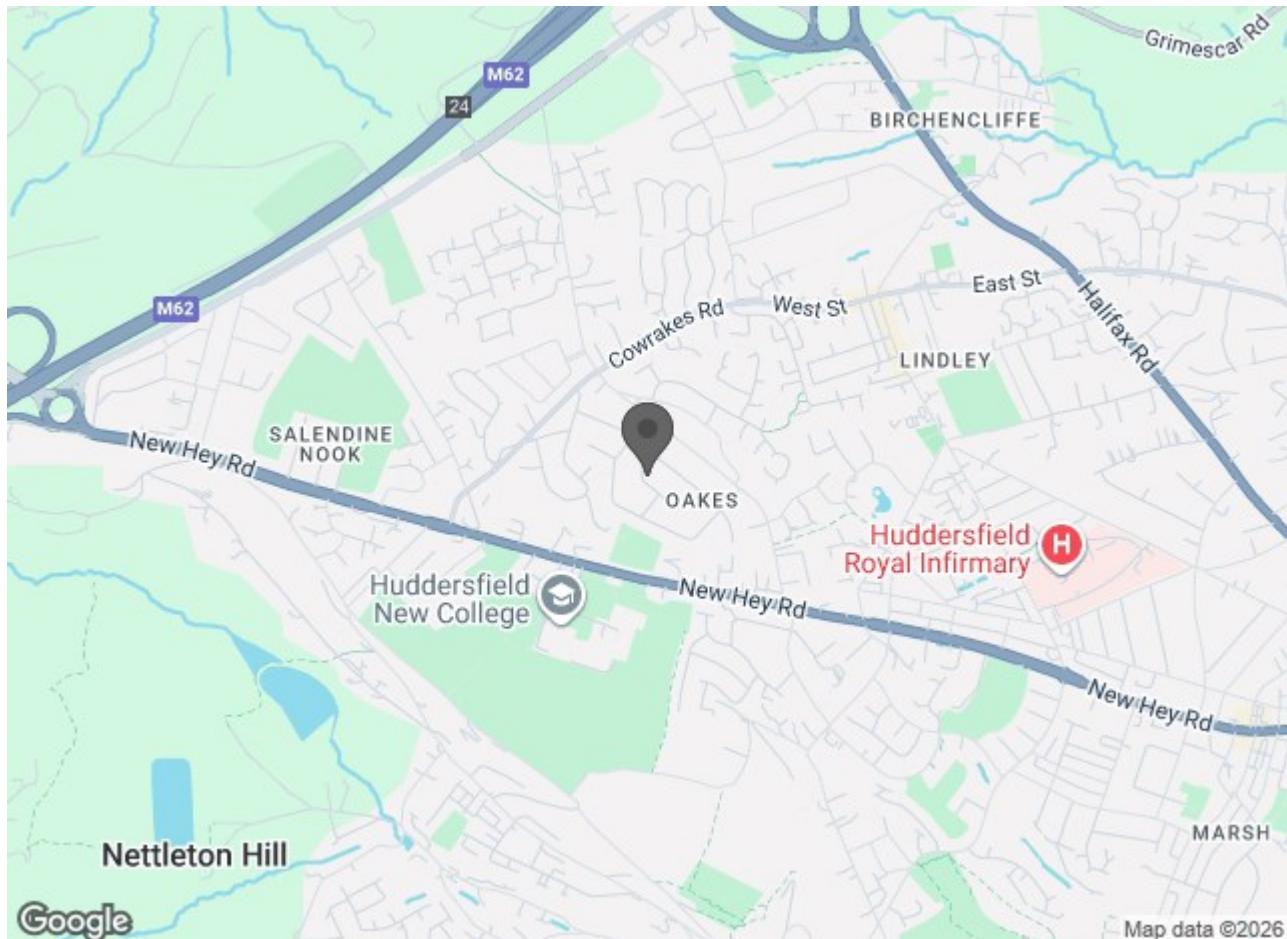
The vendor has informed us that the property is Leasehold and they await further information.

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**Burniston Drive, Oakes  
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Directions



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