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## **Cornfield Avenue, Oakes Huddersfield,**

**Offers over £250,000**

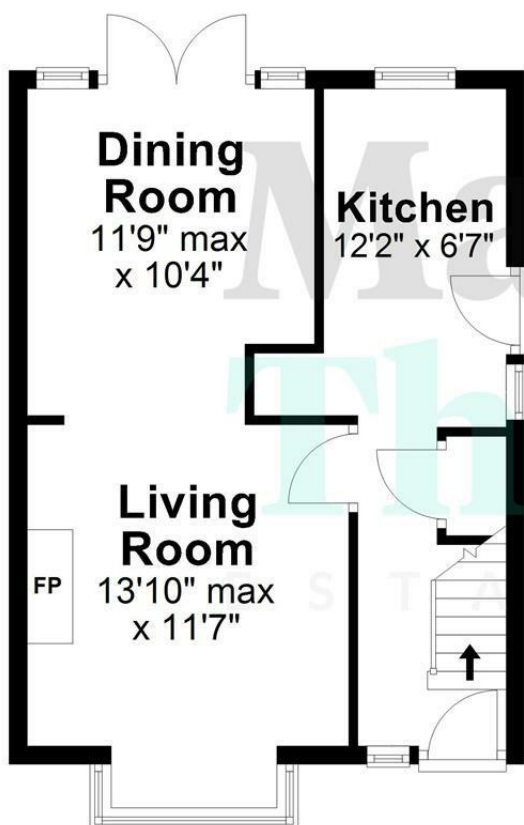
This three-bedroom semi-detached family home is perfectly placed for local amenities nearby, the M62 motorway networks and well-regarded schooling. The accommodation is presented to a high standard and comprises an entrance hallway, living room, dining room with French doors and a kitchen. On the first floor, there are three bedrooms and a stylish house bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is off-road parking and a detached single garage. The rear garden has a patio and decked seating area, perfect for outdoor entertaining.

**Cornfield Avenue, Oakes  
Huddersfield,**

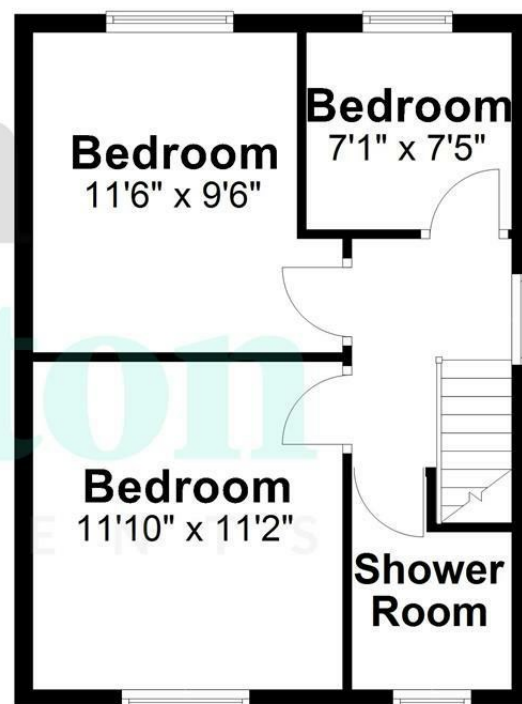
**Floorplan**



**Ground Floor**



**First Floor**



Total area: approx. 963.4 sq. feet  
**Cornfield Avenue, Oakes, Huddersfield**

# Cornfield Avenue, Oakes Huddersfield,

## Details



### Entrance Hallway

A composite door with double-glazed inserts and a uPVC window opens to the entrance hall. This has a useful under stairs storage cupboard, home to the Ideal central heating boiler. There are hanging hooks, laminate flooring, a ceiling light point and a radiator. A staircase leads to the first floor accommodation.



### Kitchen

The kitchen has a range of high-gloss wall and base cupboards, drawers, roll-edge worktops with brick style upstands and an inset one-and-a-half bowl stainless steel sink unit. Integrated appliances comprise an oven, four-ring gas hob, canopy style filter hood with downlights. There is plumbing for an automatic washing machine and housing for a freestanding fridge freezer. This room has a uPVC window to the rear elevation, laminate flooring and a ceiling light point. A composite door gives access to the side of the property.



# Cornfield Avenue, Oakes Huddersfield,

## Details



### Living Room

A timber door gives access to the living room, which has a large walk-in uPVC bay window providing natural light from the front elevation. The focal point of the room is a marble fireplace and hearth with inset downlights, home to a living flame gas fire. There is a ceiling light point and a radiator. An archway leads through to the dining area.



### Dining Room

This room has plenty of space for furniture, along with a ceiling light point and a radiator. French uPVC doors give access to the rear garden.



# Cornfield Avenue, Oakes Huddersfield,

## Details



### First Floor Landing

From the entrance hall, a staircase leads to the first floor landing. This has a uPVC window allowing natural light from the side elevation, a ceiling light point and access to partially boarded loft space.



### Bedroom One

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



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the garden via a uPVC window. It has plenty of space for furniture, a ceiling light point and a radiator.



# Cornfield Avenue, Oakes Huddersfield,

## Details



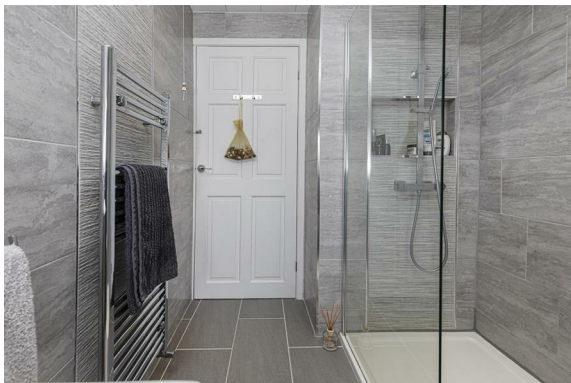
### Bedroom Three

This bedroom is positioned at the rear of the property and has a pleasant outlook via a uPVC window. It has a ceiling light point and a radiator.



### House Bathroom

The modern stylish white suite comprises a walk-in shower cubicle with a glass screen, home to a mains fed shower, a vanity hand basin with storage under and a low-level WC. The walls are tiled with contrasting tiled flooring, along with ceiling downlighting, an LED mirror and a chrome ladder style heated towel rail. A uPVC window is positioned to the front elevation.



# Cornfield Avenue, Oakes Huddersfield,

## Details



### External Details

There is a low-maintenance garden at the front of the property with mature shrubbery borders. A stone flagged pathway provides off-road parking and leads down the side of the property to a detached single car garage. At the rear of the property, there is a patio seating area, perfect for outdoor entertaining, walled and fenced borders, and a further decked seating area. There is an outside water point and security lighting.



### Garage

The single garage has an up-and-over door, power and light.

### Tenure

The vendor informs us that the property is freehold.

# Cornfield Avenue, Oakes Huddersfield,

Directions

