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**Goldington Avenue, Oakes
Huddersfield,**

Offers over £240,000

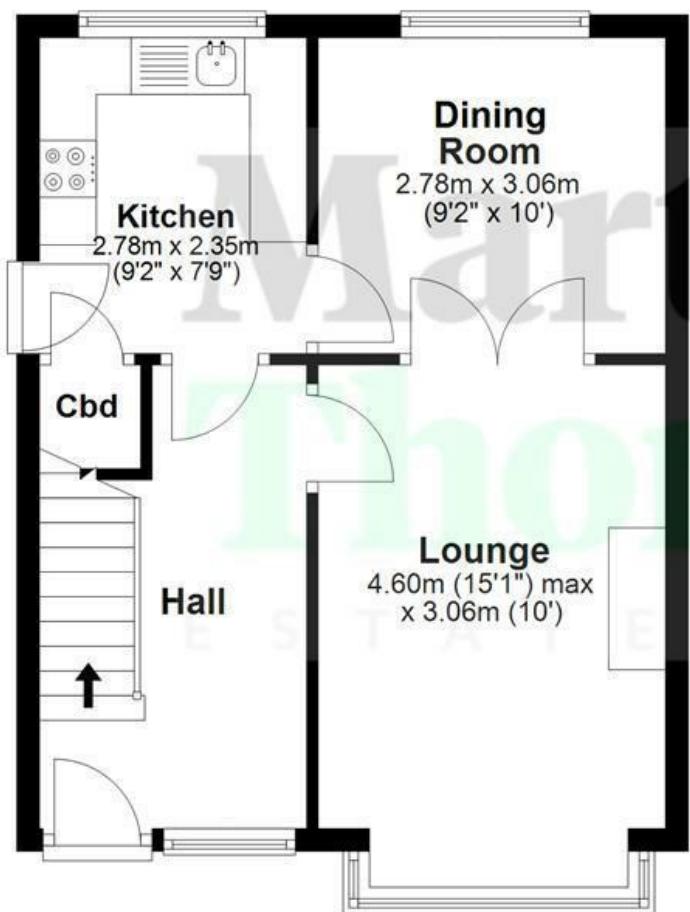
This three-bedroom semi-detached home is offered with vacant possession and is located in this ever-popular area with ease of access to local amenities, schooling and the motorway connections. The property is well-suited for families and has potential for redesign or expansion, subject to appropriate planning permissions.

The accommodation comprises an entrance hallway, living room with bay windows, separate dining room and contemporary kitchen with integrated appliances. On the first floor are three bedrooms and a bathroom. The property has uPVC double-glazing, electric heaters to most rooms and a security system. Set within a generous level plot, the property benefits from a good-sized back garden which enjoys a southerly aspect. To the front there is a block paved driveway leading to the garage and pebbled garden area which could also be used for additional parking. An early inspection is advised to appreciate the potential that this property has to offer.

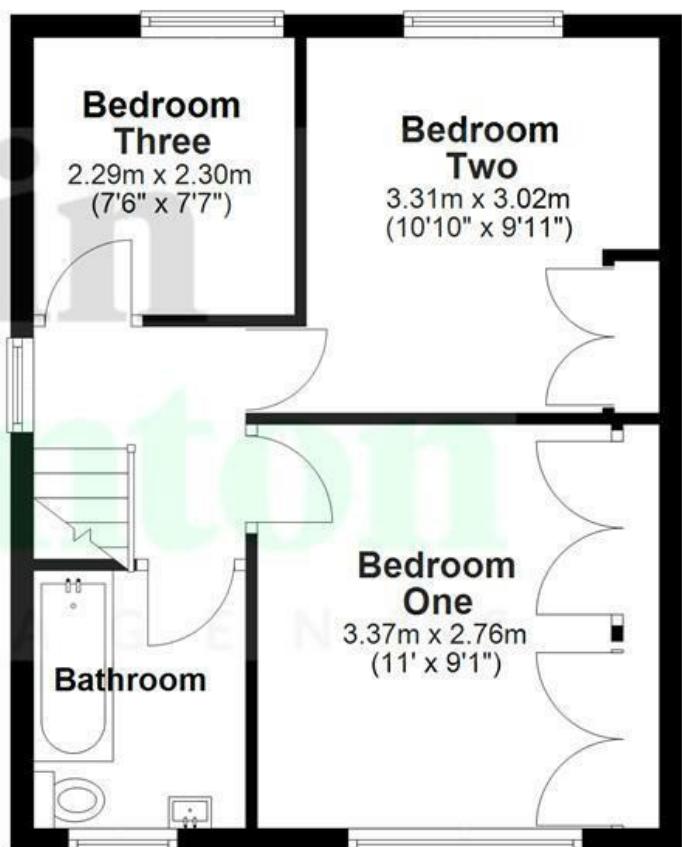


Floorplan

Ground Floor



First Floor



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



Entrance Hallway

An external uPVC door with a decorative opaque glazed panel and a high level opaque glazed window gives access into the wide entrance hallway. It has a staircase with a storage cupboard beneath, rising to the first floor landing. There is a wall-mounted programmable electric heater and an internal door leading into the living room, and a second into the kitchen.



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 an electric fire to the chimney breast, an electric heater, plenty of space for furniture and twin timber and glazed doors leading to the adjoining dining room.





Details

Dining Room

This room is positioned at the rear of the property and enjoys a pleasant outlook over the garden. This room can accommodate a good-sized dining table and has a wide uPVC window, which could be replaced by bi-folding doors, for example, giving access into the garden. There is a wall-mounted programmable electric heater. Buyers may see the potential to incorporate the dining room and kitchen to a large open-plan room.



Kitchen

The kitchen can be accessed via the hallway and an external composite door. It has units to high and low levels with working surfaces, matching upstands and a stainless steel sink. Integrated appliances comprise a built-in electric hob with a fan oven beneath, glass splashback, canopy style filter hood, fridge and freezer. To the rear elevation, there is a uPVC window and a useful under stairs storage cupboard/pantry, with a side uPVC window, housing the washing machine. There is a worktop above on which our clients currently have a tumble dryer.





Details

First Floor Landing

From the entrance hallway, a staircase rises to the first floor landing. The landing has a side uPVC window and a drop-down ladder gives access to useful storage within the loft area.



Bedroom One

This large double bedroom is positioned at the front of the property and has built-in full-width wardrobes to one wall, with hanging rails and shelving. It has plenty of space for further furniture, a uPVC window and a programmable electric heater.





Details

Bedroom Two

This large double bedroom is positioned at the rear of the property and has built in storage cupboards to one wall, the larger one incorporating the cylinder for the hot water system. It has plenty of space for further furniture, a uPVC window and a programmable electric heater.



Bedroom Three

This good-sized third bedroom is positioned at the rear of the property and has a uPVC window.





Details

Bathroom

The white bathroom suite has a three-piece suite comprising a panelled bath, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, ceiling downlighting and an upright chrome ladder style electric towel heater. The room has an opaque uPVC window.



External Details

In front of the property is a low-level perimeter wall. The front garden is designed for ease of maintenance with pebbles and paving interspersed. The herringbone patterned driveway provides parking and access to the garage, which has power and light. The rear garden has space for a garden shed, etc. There is external lighting and water. One of the major selling features of the property is the rear garden, being flat and enjoying a southerly aspect, meaning that it can be a real sun trap. There is a central flagged pathway with a lawn on either side, a timber shed and a paved seating area. Approximately 2/3 of the way down the garden, there is a miniature box hedge on either side, four rectangular flowerbeds, paved pathways, gravelled areas with shrubs and perimeter fencing.



Garage

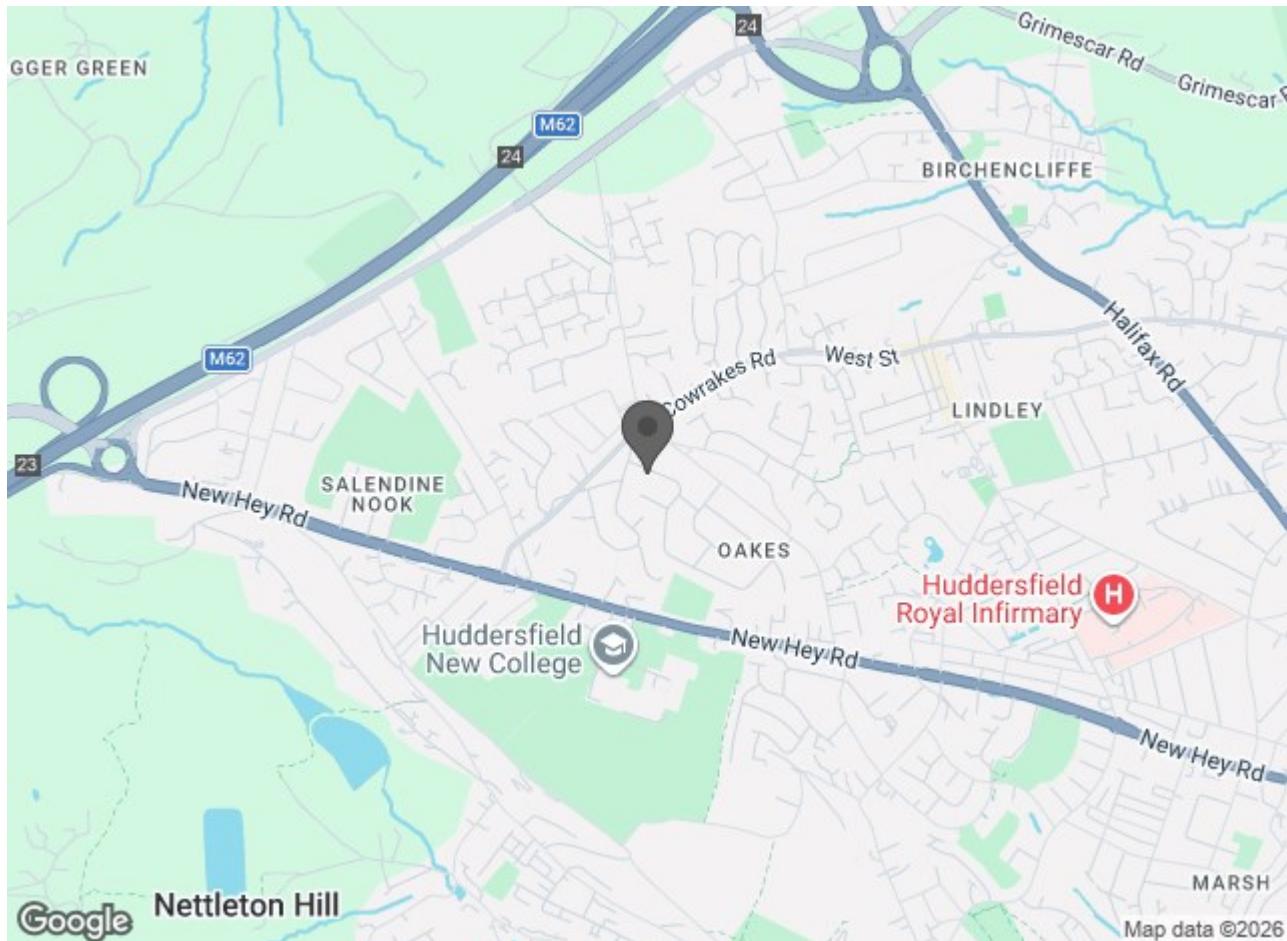
The garage has an up-and-over door, a rear personal door, power and lighting.

Tenure

The vendor has informed us the property is Freehold.

Goldington Avenue, Oakes Huddersfield,

Directions



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ESTATE AGENTS

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