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ESTATE AGENTS

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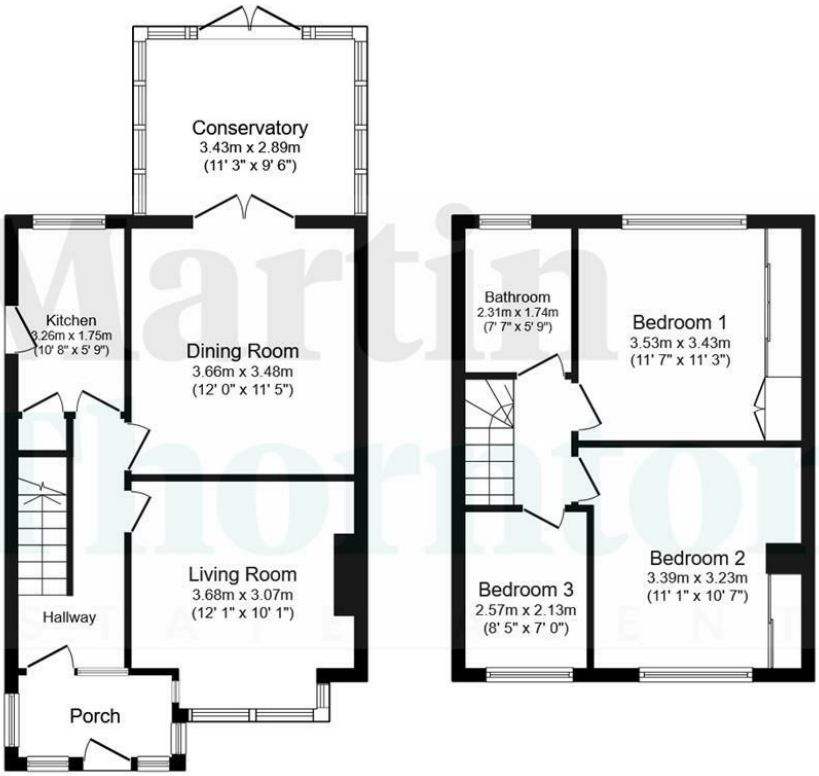
Goldington Avenue, Oakes
Huddersfield,

Offers in the region of £245,000

Be the first to view! This three-bedroom semi-detached home is located in this ever popular and highly accessible area, with two separate reception rooms and a garden room. It has easy access to local amenities, motorway and schooling. The accommodation comprises an entrance porch, hallway, living room with bay window, large dining room and separate kitchen (which could be made into one open plan room if required) and French doors through to a garden room. On the first floor are three bedrooms and a bathroom. The house has gas-fired central heating and uPVC double-glazing. Externally, there is block paved parking at the front, a side driveway and garage. The lovely rear garden can be a real sun trap with lawns and a seating area and enjoys a long distant outlook towards the National Park and a southerly aspect.

Goldington Avenue, Oakes
Huddersfield,

Floorplan



Ground Floor
Floor area 55.5 sq.m. (597 sq.ft.)

First Floor
Floor area 55.7 sq.m. (599 sq.ft.)

Total floor area: 111.2 sq.m. (1,197 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 Porch

A composite entrance door with decorative glazed panels gives access to the entrance porch. This has uPVC glazing to three elevations, dark oak style vinyl floor covering and is the perfect place to store coats and shoes. A timber and multi-panel glazed door leads to the hallway.

Hallway

The hallway has a staircase rising to the first floor accommodation and walnut style laminate flooring. There is a radiator and a door leading to the living room.

Living Room

This good-sized reception room is positioned at the front of the property and has a continuation of the flooring in the hallway. It has a pine fire surround with a marble finish, inlay and hearth, home to a living flame effect fire. There is a walk-in bay window with uPVC glazing, plenty of space for furniture, provision for a wall-mounted TV and a radiator.

Dining Room

This good-sized second reception room has laminae flooring and can accommodate a large formal dining table. There is a living flame effect gas fire. Buyers may decide to remove the wall to the kitchen and create a larger open plan dining kitchen. There is a radiator and French doors with floor-to-ceiling screens on either side lead through to the garden room.

Garden Room

This room certainly has the wow factor with a south-westerly aspect, benefitting from the afternoon sun. It is a good-sized room and enjoys a long distant outlook towards the National Park in the distance and French doors give

access to the garden. There is a high glazed ceiling and uPVC glazing to one side, identical flooring to that of the dining room and a radiator.

Kitchen

The kitchen has wall cupboards and base units with working surfaces and a stainless steel sink. Integrated appliances include a four-ring gas hob, oven and canopy style filter hood. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. Concealed is the recently fitted boiler for the central heating system. There is a useful under stairs storage cupboard, a rear uPVC window and a side uPVC door. The tiled flooring incorporates a matwell.

First Floor Landing

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

Bedroom One

This double bedroom is positioned at the rear of the property with a south-westerly aspect. It enjoys superb long distant views towards the National Park from a uPVC window. There are built-in wardrobes, space for further furniture and a radiator.

Bedroom Two

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

Bedroom Three

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

House Bathroom

The three-piece suite comprises a panelled bath with a wall-mounted shower fitting over, a wash hand basin and a low-level WC. There is an aqua boarded ceiling with downlighting, tiling to the walls, an opaque rear uPVC window and an upright chrome ladder style radiator.

External Details

At the front of the property is an area of block paving perfect for parking and a driveway leading to the garage. At the rear of the property is external water. The rear garden is one of the main selling features, enjoying a south-westerly aspect, lawn, gravel areas, a central pathway down to a second lawn and paved seating area. There is perimeter fencing and hedging.

Garage

The garage has an up-and-over door and a side personal door.

Tenure

The vendors inform us that the property is freehold.

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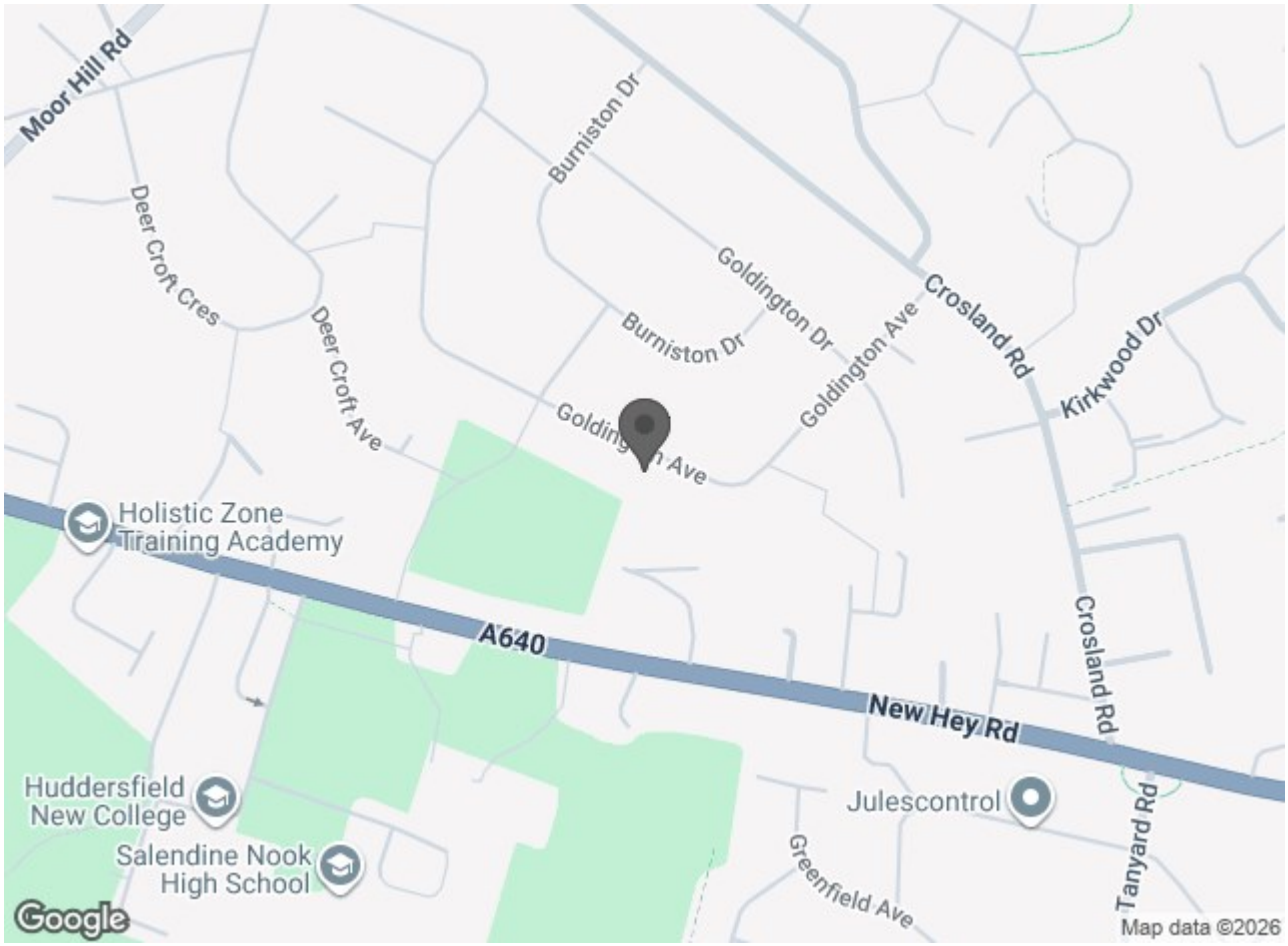
Directions



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