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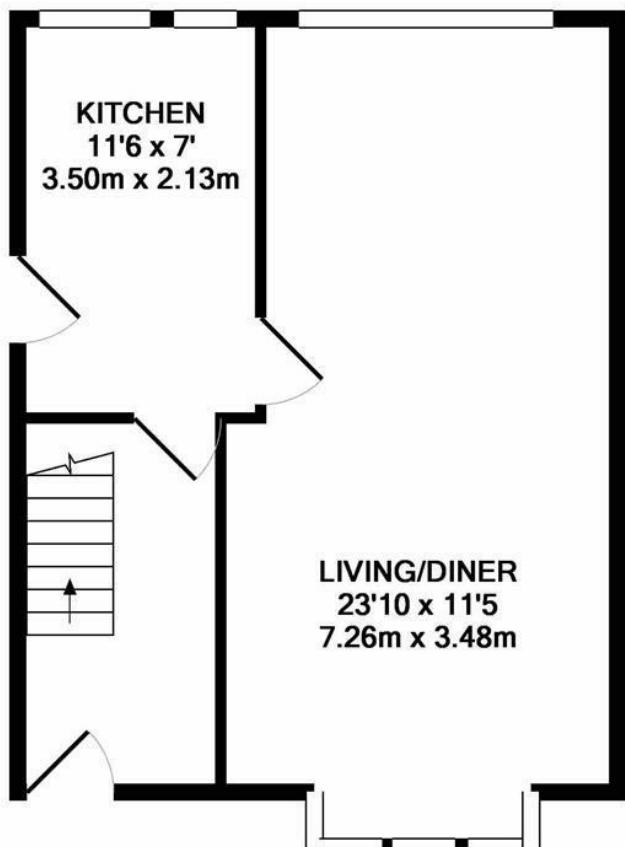
**Cornfield Avenue, Oakes
Huddersfield, Yorkshire**

£1,050 Per month

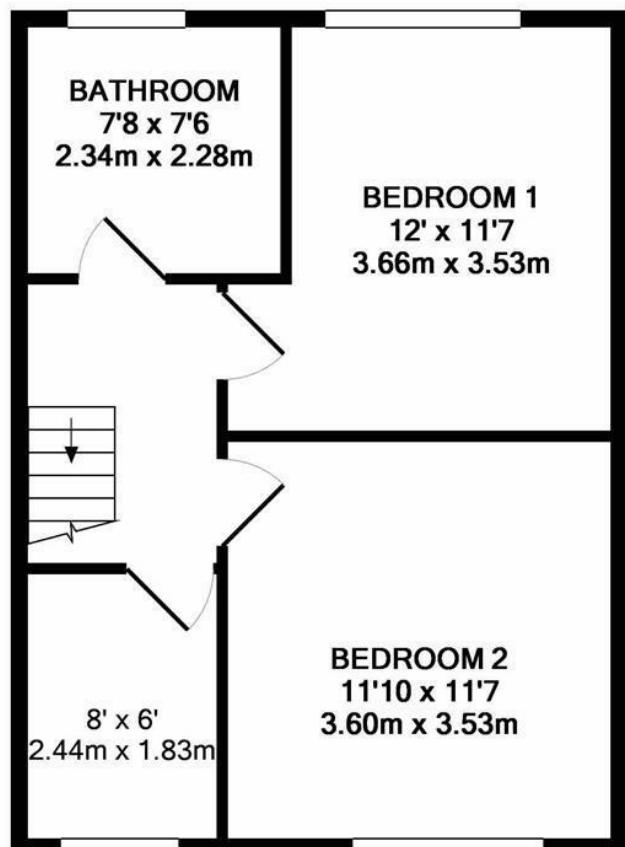
A much improved three bedrooned semi-detached home located in one of Huddersfield's most popular postcodes, being within a short walk or drive of Lindley village with it's various bars and restaurants. The property is only a short drive away from the M62 motorway networks serving both Leeds and Manchester city centres respectively. The property offers accommodation over two floors plus the added benefit of a useful basement area and briefly comprises of an entrance hall, kitchen with some integrated appliances, open plan living/diner and to the first floor, three bedrooms along with a modern stylish house bathroom. As one would expect, the property enjoys a gas central heating system and is fully uPVC double glazed. Externally, there is a garden to the front elevation along with a lawned garden to the rear with raised decking and a detached single car garage.



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

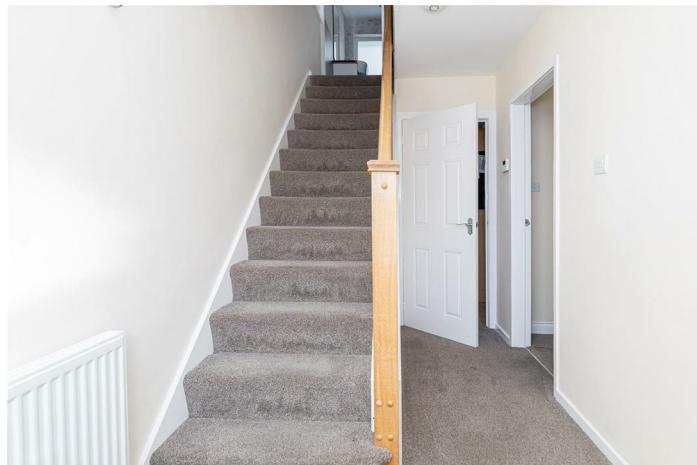
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Details

Entrance Hall



A uPVC and double glazed door with matching uPVC side panel opens to the entrance hall where there is an oak balustrade and spindle staircase rising to the first floor. There is a central ceiling light point, phone point and a radiator.

Living/Diner



This lovely open plan room enjoys natural light from the front elevation courtesy of walk in uPVC double glazed bay window. There is a ceiling light point along with coving that runs into the living area. Having a pleasant outlook over the rear decking and garden beyond via two uPVC double glazed windows, this room enjoys a central ceiling light point along with a TV aerial point and a radiator.

Kitchen



Includes a range of modern base cupboards, drawers, roll edge work tops and tile splashback with matching wall cupboards. There are integrated appliances including a split level hob and oven with overlying extractor hood, integrated microwave along with a dishwasher and plumbing for an automatic washing machine. There is a uPVC double glazed window to the rear along with a matching uPVC double glazed door to the side elevation and this room is home to the central heating boiler. Throughout the room there is attractive antique oak style flooring and various power and light points.

First Floor Landing



As mentioned, the oak balustrade and spindle staircase rises to the first floor landing where there is access to loft space via a pull down ladder, ceiling light point and a uPVC double glazed window provides natural light from the side elevation.



Details

House Bathroom



Having a modern white suite, comprising of a low flush WC, vanity hand basin with chrome mono block tap over and a high gloss storage cupboard beneath. There is a panelled bath with a curved shower screen home to a mains fed shower. The walls are tiled with a contrasting Cardean style floor with inset downlight to ceiling and a radiator.

Bedroom One

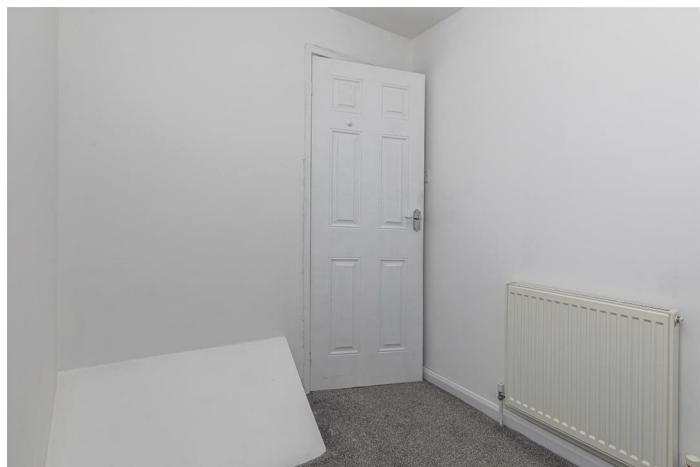
This double room is set to the rear of the property and has a uPVC double glazed window looking down to the garden below along with a ceiling light point and a radiator.

Bedroom Two



This good sized double bedroom is set to the front of the property and has two uPVC double glazed windows looking down onto the avenue and the garden below along with a ceiling light point and a radiator.

Bedroom Three



This small single bedroom is currently utilised as a work from home study and has a central ceiling light point, radiator and a uPVC double glazed window to the front elevation.

External Details

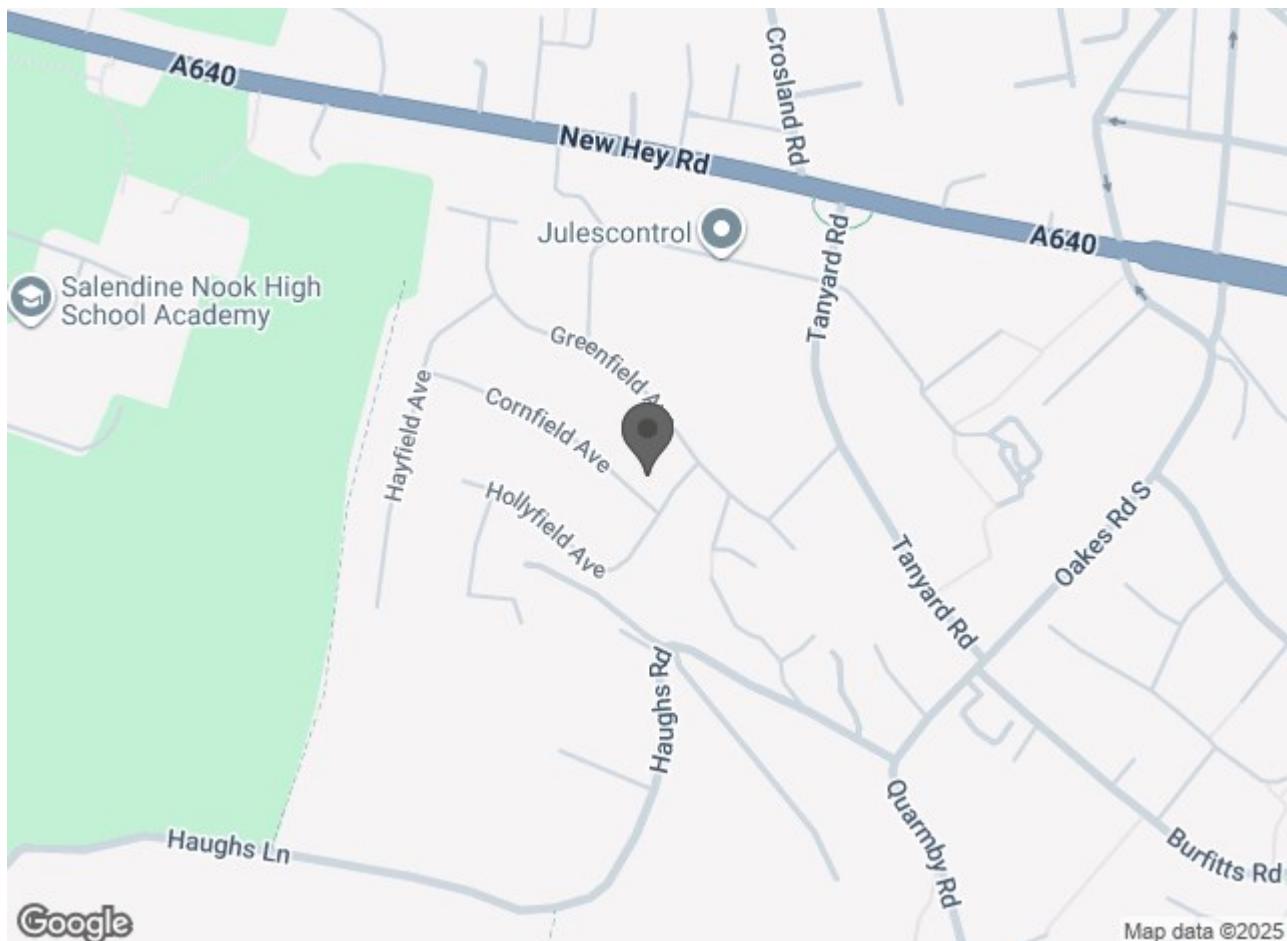


To the front of the property, there is a walled lawned garden with mature shrubbery boarders and a pair of wrought iron access gates lead onto the drive which offers ample parking for several vehicles and leads to the detached garage with up and over door, power and light. To the rear of the property there is an enclosed lawned garden with an area of raised decking.

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Directions



**Martin
Thornton**
ESTATE AGENTS

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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.