



24 Oakes Road, Huddersfield, HD3 3EW
£217,000

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This charming property presents an excellent opportunity for those seeking a modern, stylish home with period features. Being offered with no vendor chain and enjoying two double bedrooms with potential to split the master bedroom into two if required, offering flexibility for growing families or those in need of a home office.

Also featuring an entrance hall, lovely dining kitchen, useful utility room, four piece bathroom and useable cellar that provides additional storage space. Externally there are gardens to both the front and rear, ideal for the warmer months.

On-street car parking is available to the front, with amenities within Lindley a short walk away.

Forming an ideal purchase for a professional couple or first time buyer alike. The property is a short drive from Huddersfield town center, as well as having good access to the M62 motorway network which provides commuter links to West Yorkshire and East Lancashire.



GROUND FLOOR:

Enter the property through a composite external door with glazed panel above into:-

Entrance Hall

With wood effect laminate flooring, a central heating radiator set behind a fretwork panel, door into the lounge, staircase rising to the first floor and further door into the dining kitchen.

Lounge

11'11" x 11'7" (3.63m x 3.53m)

Having ceiling coving, a central heating radiator and a uPVC double glazed window to the front elevation.

Dining Kitchen

15'5" x 13'8" (4.70m x 4.17m)

A delightful open plan space with a range of base units with

work surfaces over and bespoke reclaimed wooden breakfast bar. There is an American style fridge freezer, five ring gas Range style cooker within the chimney breast and built-in extractor above, integrated dishwasher and a 1.5 bowl sink with mixer tap. The kitchen also has a door leading to the utility room and further door providing access to the cellar.

Utility Room

7'7" x 5'8" (2.31m x 1.73m)

Having space and plumbing for a washing machine. There is a granite work top, sink unit, built-in store cupboard, uPVC double glazed window and external door.

LOWER GROUND FLOOR:

Cellar

The cellar is ideal for an extra workspace or storage area. Having power and a uPVC door with access to the front of the property.

FIRST FLOOR:

Landing

Bedroom 1

15'5" x 11'11" (4.70m x 3.63m)

A large double room with two uPVC double glazed windows, a central heating radiator and recessed hanging space for clothes. There are two doors leading to the landing and therefore potential to split this bedroom to create a third bedroom if required (subject to all necessary consents).

Bedroom 2

11'2" x 9'9" (3.40m x 2.97m)

A second double room which has a central heating radiator and a uPVC double glazed window to the rear elevation.



Bathroom

11'2" x 5'3" (3.40m x 1.60m)

Being fully tiled to the walls and floor. The bathroom is furnished with a modern suite comprising of a low flush WC, panelled bath, pedestal wash hand basin and shower cubicle. This is also a central heating radiator, uPVC double glazed window to the rear and an extractor fan.

OUTSIDE:

There is a garden to the front with mature shrubs and trees. To the rear, there is a paved enclosed garden which provides space for al-fresco dining/entertaining.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640). At the Gledholt roundabout continue straight ahead into Westbourne Road. Continue along this road and at the Bay Horse roundabout go straight ahead into New Hey Road. After a short distance take a right hand turning just after The Highgate massage clinic onto Oakes Road and the subject property can be found located on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

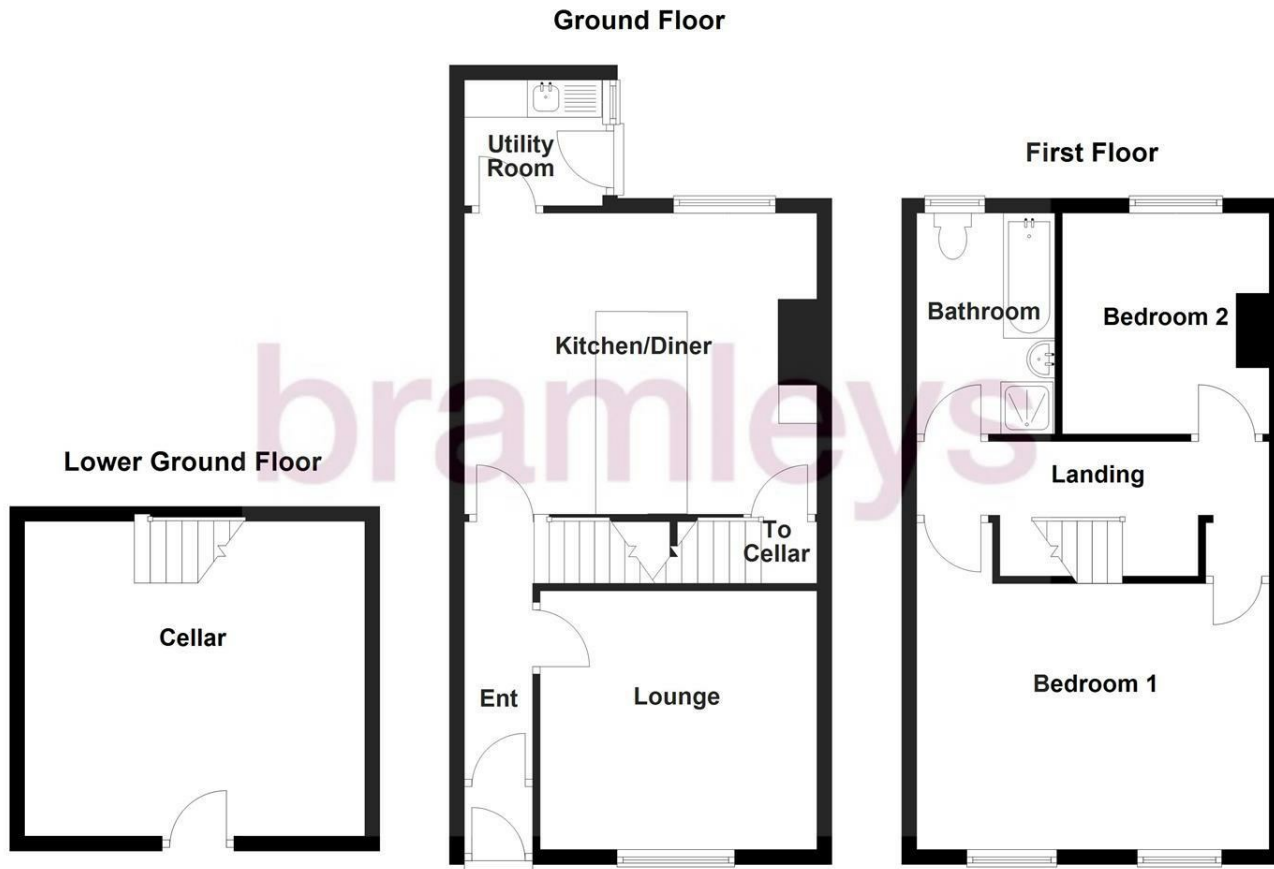
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

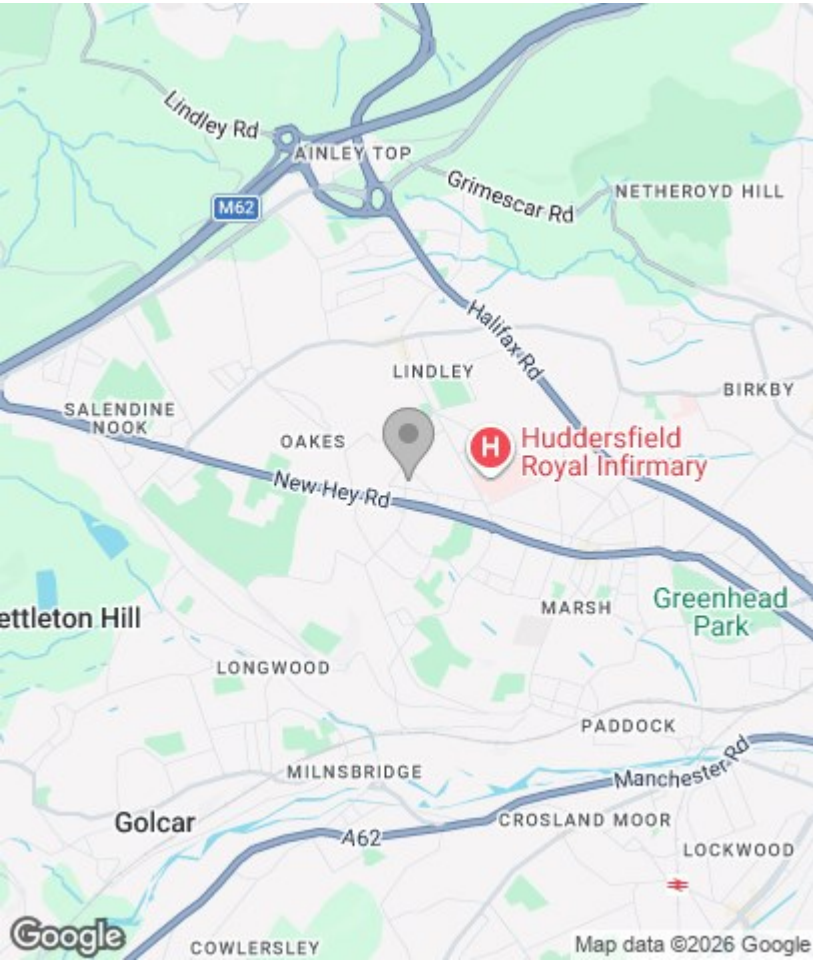
Please call our office to book a viewing on 01484 530361.







NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- 1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- 2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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