



**bramleys**  
01484 530361  
www.bramleys.com  
*For sale*

15 Cornfield Avenue, Oakes, Huddersfield, HD3 4FY  
Offers In The Region Of £225,000

**bramleys**



This 3 bedroom, semi-detached dormer is offered for sale with no vendor chain and vacant possession. Having versatile accommodation which can be adapted to the new owner's requirements with layout comprising: entrance hall, fitted kitchen, dining room, spacious lounge, 2 former bedrooms to the rear which have been opened up to create an additional sitting room/study space (these could easily be converted back into 2 separate rooms if required). At first floor there is a useful store room, 2 double bedrooms (both with fitted furniture) and a three piece bathroom. This spacious, well maintained property is well worthy of an internal inspection. Located on this quiet road, conveniently situated for well regarded local schools and a variety of amenities in Marsh and Salendine Nook together with good access to the M62 motorway network at Junctions 23 and 24.

Energy Rating: D



## GROUND FLOOR:

Enter the property via a composite entrance door into:-

### Entrance Hall

Which has a staircase rising to the first floor with under-stair storage and a central heating radiator. Please note the stair lift can be removed if necessary.

### Kitchen

8'9" x 8'4" (2.67m x 2.54m)

Having a range of wall and base units with working surfaces over and tiled splashback. Integrated appliances include gas hob, oven, extractor hood, stainless steel sink unit and space for a tall fridge freezer. There is also a cupboard housing the modern central heating boiler (installed 2021) and a uPVC double glazed window.

### Dining Room

8'5" x 7'10" (2.57m x 2.39m)

Situated to the front of the property and being accessed from both the kitchen and lounge and having a central heating radiator and uPVC double glazed window.

### Lounge

15'2" x 11'0" (4.62m x 3.35m)

This spacious reception room has a fireplace surround and TV unit with electric fire point, a central heating radiator and uPVC double glazed window.

### Sitting Room/Bedroom

7'1" x 10'5" (2.16m x 3.18m)

Having laminate flooring, a central heating radiator and a uPVC double glazed window. This room is currently open plan to the sitting room but can be converted back into a separate bedroom if required.

### Sitting Room/Bedroom

9'0" x 6'4" (2.74m x 1.93m)

Fitted with laminate flooring, a central heating radiator and sliding patio doors to the rear garden. This room is open plan to the bedroom and also has a door from the entrance hall.

## FIRST FLOOR:

### Landing

With access to the loft. The loft is split into two areas and provides useful storage, with additional access to the eaves.

### Bedroom

12'5" x 9'0" to robe doors 10'10" max (3.78m x 2.74m to robe doors 3.30m max)

A double room with fitted 6 door wardrobes and matching dressing table. There is a central heating radiator and a uPVC double glazed window.



### Bedroom

12'5" x 8'5" (3.78m x 2.57m)

Another good double room with fitted wardrobes, matching dressing table and over-bed storage cupboards. Also having a central heating radiator and a uPVC double glazed window.

### Bathroom

Fitted with part tiled walls, tiling to the floor and a 3 piece suite comprising walk-in bath with shower attachment over and screen, fitted hand rail, WC, pedestal wash hand basin, extractor fan, chrome ladder style radiator and a uPVC double glazed window.

### Store Room

Providing useful additional storage space.

### OUTSIDE:

A gated driveway provides off-road parking and leads down the side of the property to a detached single garage which has internal power and lighting. There is a low maintenance garden to the front with artificial grassed section and planted borders. There is an external water tap to the side and a further lawned garden to the rear which is gated for additional security. There is also a timber decked seating area and gravelled planted borders.

### 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, continue to the roundabout at Gledholt and continue directly over in the direction of Marsh on Westbourne Road. Continue along Westbourne Road and at the next roundabout continue onto New Hey Road. Once adjacent to the Merry England Café take a left hand turning into Tanyard Road. Turn right onto Tanyard Avenue and follow the road round onto Greenfield Avenue, turn left onto Hollyfield Avenue and then right onto Cornfield Avenue where the property can be found on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### 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:

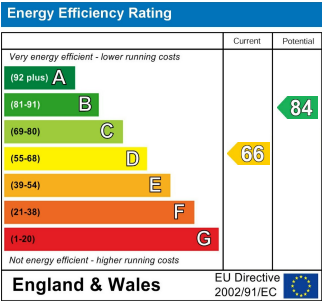
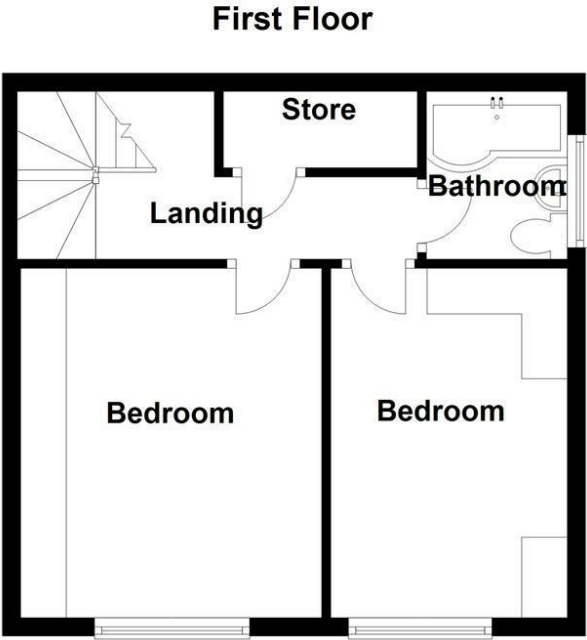
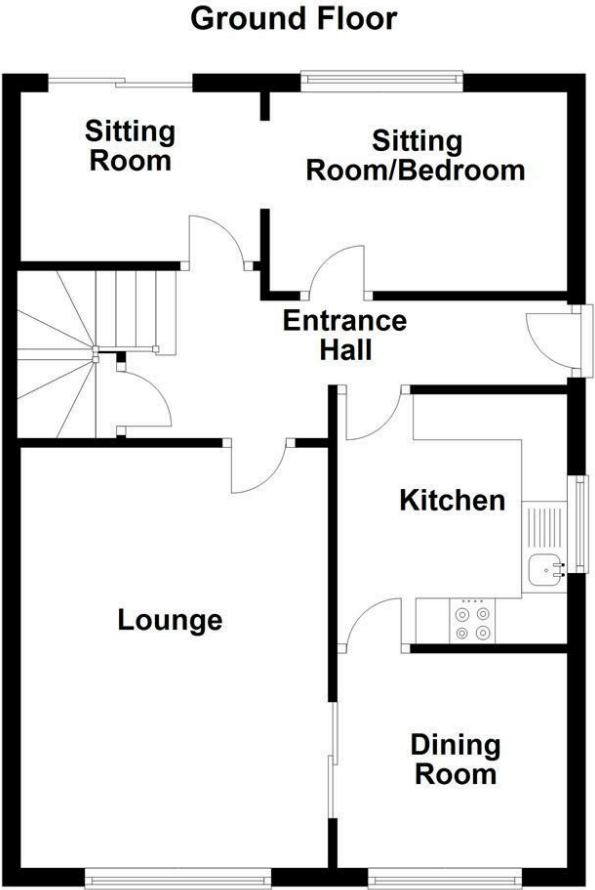
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

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







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.

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