



80 Oakes Road South, Oakes, Huddersfield, HD3 4XT

£300,000

bramleys



This brick and rendered, 3 bedroom detached property is situated on this spacious plot with extensive rear gardens. Located in the popular residential area of Oakes, approximately 2 miles from Huddersfield town centre and having most daily requirements being satisfied in the shopping areas of Lindley and Salendine Nook.

The property is ripe for renovation and extension (STPP), having been occupied by an elderly person and therefore does require a programme of modernisation and improvement works, which have been reflected within the asking price.

Only by a personal inspection can one truly appreciate the size, position and potential of this outstanding family home.





## GROUND FLOOR:

A covered entrance porch gives access to the timber and glazed external door, with leaded and stained glass panels into:-

### Entrance Hall

With a central heating radiator, secondary glazed window, wall light points and picture rail decor. A staircase provides access to the first floor and doors lead into:-

### Lounge

14'10" x 15'11" inc bay (4.52m x 4.85m inc bay)

Having a uPVC double glazed bay window to the front and a fitted gas fire set into an Adams style surround and mantel. There are also 2 wall light points, low level heating, ceiling coving and picture rail decor.

### Dining Room

11'11" x 14'0" (3.63m x 4.27m)

Peacefully situated to the rear of the property, with an electric and coal effect fire with surround and mantel, central heating radiator, 3 wall light points and a uPVC double glazed window.

### Kitchen

9'3" x 10'0" (2.82m x 3.05m)

With a range of matching wall and base units, laminated work surfaces, gas cooker point, inset stainless steel sink with side drainer, plumbing for a washing machine, and built-in store cupboards.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and pedestal wash basin.

## FIRST FLOOR:

### Landing

A spindle rail balustrade staircase rises to the half landing, which has a leaded and stained glass window. The staircase returns to the first floor landing.

### Bedroom

14'1" x 10'2" inc wardrobes (4.29m x 3.10m inc wardrobes)

Peacefully situated to the rear of the property, having a uPVC double glazed window which

overlooks the spacious rear gardens. There are full width fitted wardrobes with hanging and shelving facilities, overhead storage cupboards, a central heating radiator and picture rail decor.

### Bedroom

7'0" x 7'1" (2.13m x 2.16m)

Having a window to the side elevation.

### Shower Room

Furnished with a 2 piece suite comprising of a vanity wash bowl with cupboards beneath. There is a double width walk-in shower cubicle, fully tiled walls, central heating radiator, sealed unit double glazed window and a built-in linen cupboard.

### Separate WC

Furnished with a low flush WC.

## OUTSIDE:

The property is accessed via a twin stone pillared entrance, via a tarmac driveway. There are shaped lawned gardens to the front, with mature borders and the driveway leads down the side of the property to the rear where there is a detached, double garage. The rear gardens are predominantly lawned, with mature trees, shrubs and bushes.

## 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) and proceed straight ahead at the roundabout into Westbourne Road. Proceed up this road and at the mini roundabout continue straight ahead into New Hey Road. After passing Aldi on the left hand side, take a left on Oakes Road South. The property will be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

D

### 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.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

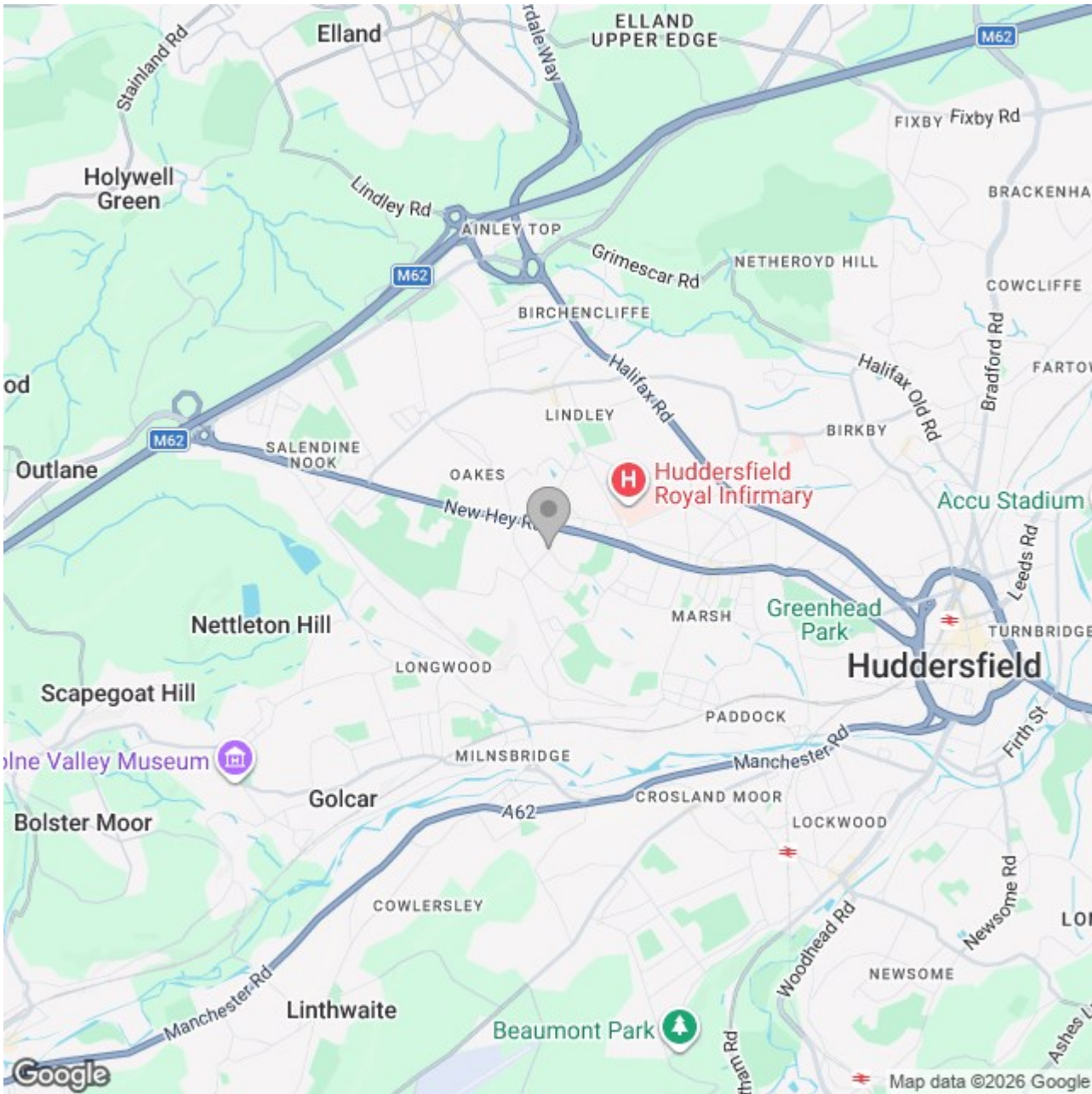
100 m<sup>2</sup>

1078 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Huddersfield | Halifax | Elland | Mirfield

