

Oak View Road  
Greenfield, Saddleworth

£310,000

- Semi Detached House
- Three Bedrooms (One En-Suite)
- Modern Development
- Popular Village Location
- Close To Village Amenities
- Tandem Driveway For Two Cars
- High Level Of Finish Throughout
- Energy Rating B



Within easy access of Countryside walks and all your everyday Greenfield village amenities is this three bedroom semi detached property on Oak View Road. This modern development is located within close proximity of Greenfield Village centre where you can find all amenities. There are also doorstep Countryside walks along Chew Brook and Greenfield Cricket Club, further walks can be found along the Huddersfield Narrow Canal and Dovestones.

Presented to a very high standard throughout and featuring a PoggenPohl kitchen, Miele appliances and integrated sound system to the ground floor. Internally briefly comprising of kitchen, hall and lounge to ground floor. The first floor leads to three bedrooms (one En-Suite) as well as a family bathroom.

There is a driveway with parking for two cars as well as gardens to both the front and rear. Gas central heated with a Baxi combi boiler and double glazed throughout, this property warrants internal inspection.

Contact Kirkham Property 7 days a week to organise a viewing,.

#### KITCHEN

15' 1" x 15' 0" (4.61 m x 4.59m Max) Accessed via a secure composite entrance door to the front. The kitchen is fitted with a range of modern PoggenPohl wall and base units along with coordinating Poggenpohl worktops and drainer. Integral appliances include Miele oven, Miele microwave, Miele dishwasher, fridge/freezer, Miele induction hob, extractor hood, stainless steel sink, plumbing for dishwasher, integrated speaker system, tiled floor, Baxi combi boiler, radiator, uPVC double glazed window, space for dining table and chairs and additional space currently used as a small office area.

#### HALL

With laminate flooring, radiator, stairs to first floor landing.

#### LOUNGE

15' 2" x 11' 9" (4.63m x 3.59m Min) With feature electric fire, integrated sound system, laminate flooring, radiator, uPVC double glazed window, uPVC double glazed French doors to garden.

#### LANDING

Fitted with carpeting, storage cupboard, uPVC double glazed window, access to the partly boarded loft with lighting via retractable ladders.

#### BEDROOM

11' 10" x 8' 5" (3.62m x 2.57m) With fitted carpeting, radiator, storage cupboard, uPVC double glazed window with views overlooking Dovestones.

#### ENSUITE

5' 6" x 5' 1" (1.69m x 1.57m) Comprising low level wc, hand wash basin, shower cubicle with rainfall shower and separate attachment, heated towel rail, fully tiled walls and floor.

#### BEDROOM

10' 10" x 8' 4" (3.31m x 2.56m) With fitted carpeting, radiator, uPVC double glazed window.

#### BEDROOM

8' 0" x 6' 5" (2.45m x 1.98m) With fitted carpeting, radiator, uPVC double glazed window.

#### BATHROOM

8' 2" x 6' 3" (2.50m x 1.93m) Featuring hand wash basin, low level wc, bath with mains fed shower and rainfall shower, heated towel rail, uPVC double glazed obscure window, fully tiled walls and floor.

#### EXTERNAL

The property has both front and rear garden areas. To the front is a drystone border wall and low maintenance front garden area with shrubs. To the rear is a further well presented low maintenance garden. A mixture of paved patio, block paved patio area and border shrubs. There is also a seating area and external ambient lighting make this a lovely place to sit out in the late sunlight hours of the day. Parking is available to the rear - there is a tandem driveway space which can be accessed through the back garden.

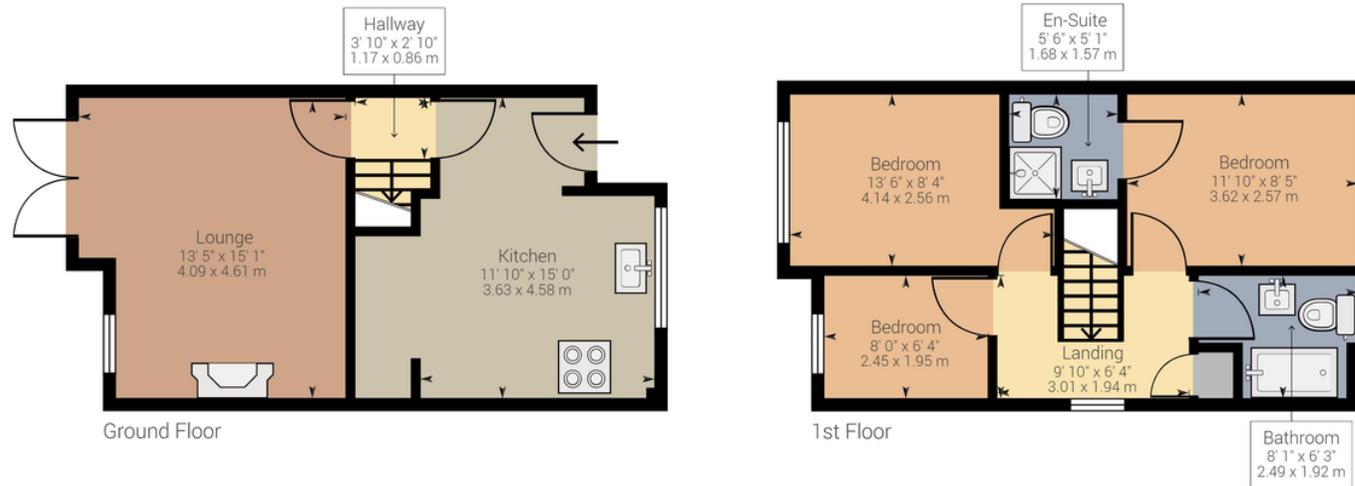


TENURE: Leasehold, £400 per annum, 250 years from 2013 - Solicitor to confirm details.

MANAGEMENT CHARGE: Approx £400 per annum, covering the maintenance of communal areas on the development.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Approximate net internal area: 791.60 ft<sup>2</sup> / 73.54 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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