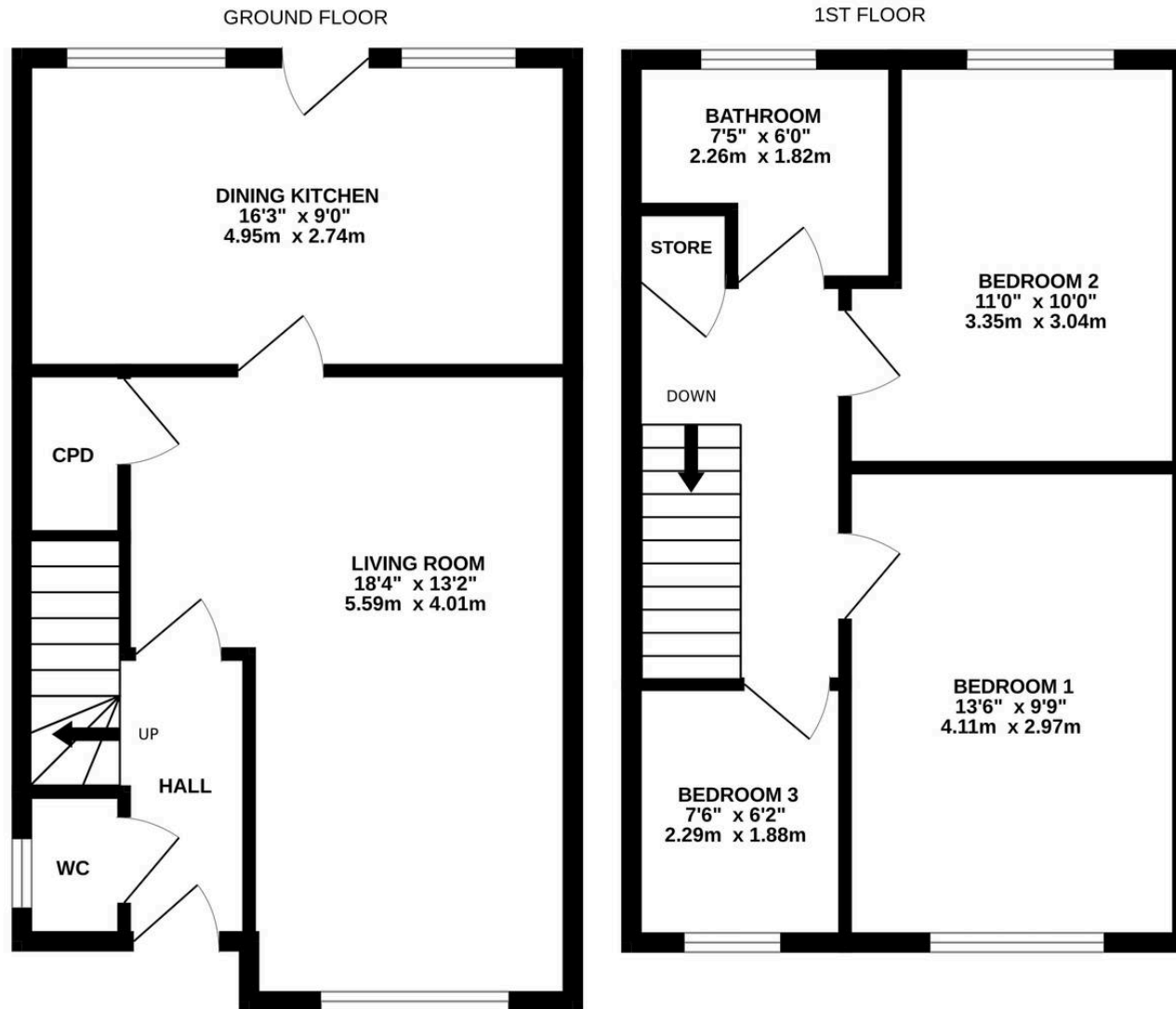




5 Oakdale Crescent, Huddersfield
Huddersfield

Guide Price **£240,000**



OAKDALE CRESCENT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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5 Oakdale Crescent

Lindley, Huddersfield

A well presented three bedroom semi detached house situated on a cul-de-sac within this well regarded and sought after residential area. The property is ideal for a young family with good local schools, shops, restaurants and J24 of the M62 all close by. There is a gas central heating system, PVCU double glazing and the accommodation briefly comprising to the ground floor entrance hall, downstairs w.c., living room and dining kitchen. First floor landing leading to three bedrooms and bathroom. Externally a driveway to the left hand side provides off road parking and in turn leads to a single garage. There are manageable gardens to both front and rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

PC Environmental Impact Rating: C





Ground Floor

A PVCU and frosted double glazed door opens into the entrance hall, this has a ceiling light, ceiling coving, central heating radiator and to one side a staircase rises to the first floor. From the hallway access can be gained to the following:-

Downstairs W.C.

4' 2" x 2' 8" (1.27m x 0.81m)

With frosted PVCU double glazed window, ceiling light point and fitted with a suite comprising hand wash basin with tiled splashback and low flush w.c.

Living Room

18' 4" x 13' 2" (5.59m x 4.01m)

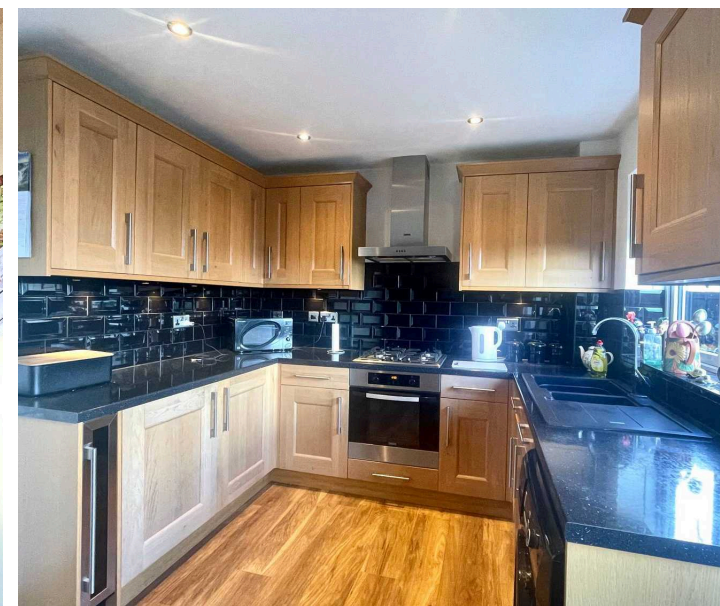
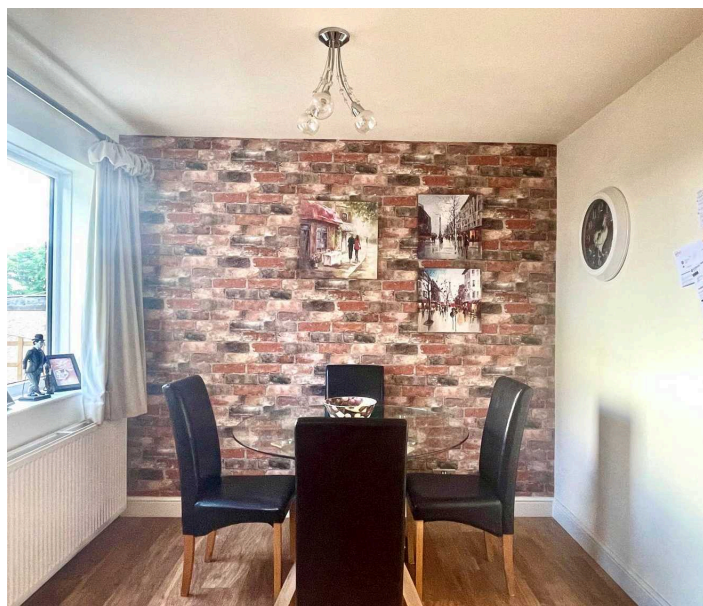
As the dimensions indicate this is a generously proportioned reception room which has a large PVCU double glazed window providing plenty of natural light and looking out over the front garden. There is a ceiling light point, two wall light points, two central heating radiators, useful storage cupboard beneath the staircase and as the main focal point of the room a feature fireplace with timber surround, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth. To the rear of the living room a door opens into the dining kitchen.

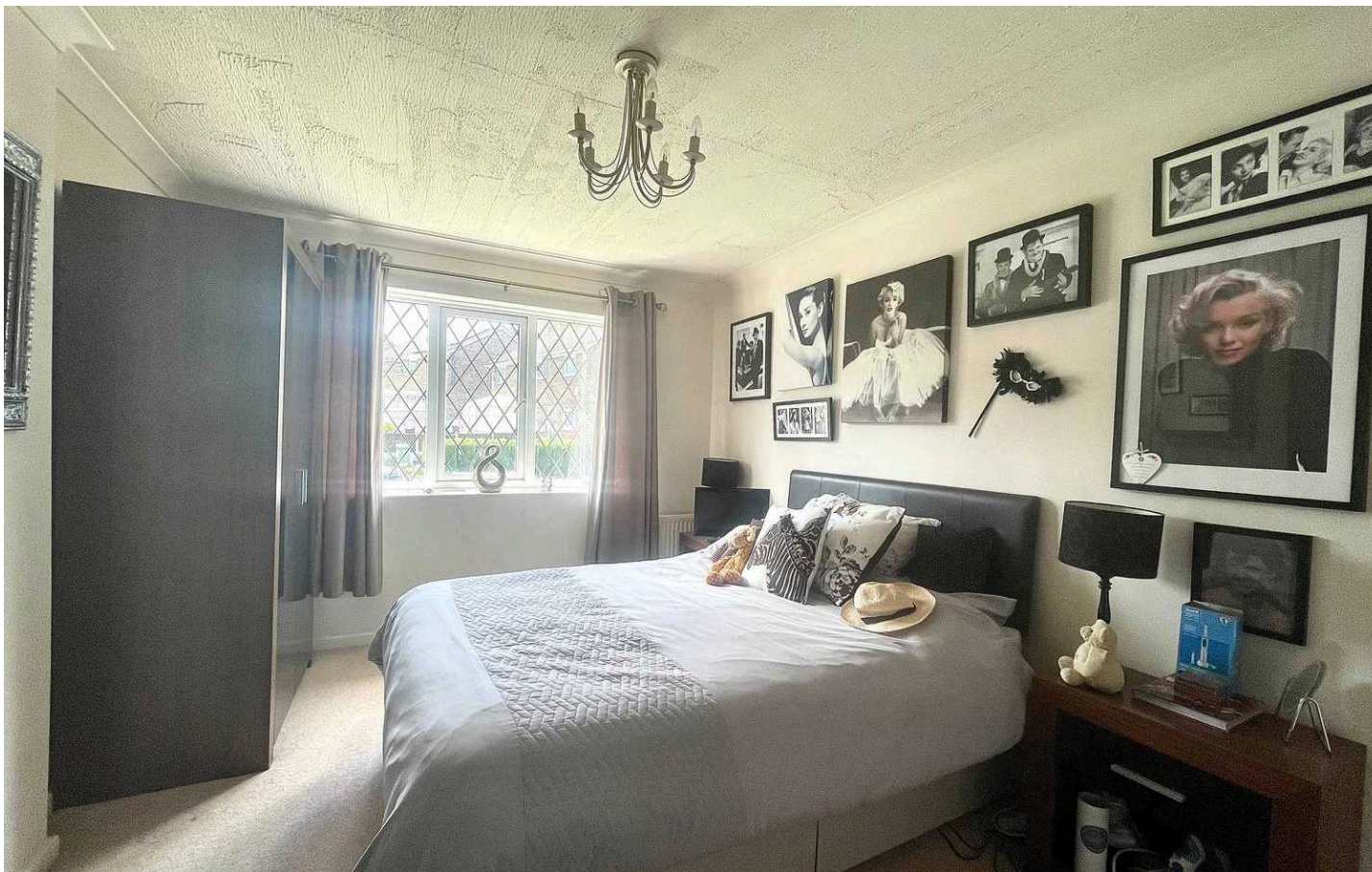


Dining Kitchen

16' 3" x 9' 0" (4.95m x 2.74m)

With two PCVU double glazed windows which once again provide the room with plenty of natural light and enjoying some far reaching views over the rooftops, there is also a central PVCU and frosted double glazed door leading to the rear garden. There is a ceiling light point, inset LED downlighters, there is good quality laminate flooring, central heating radiator and fitted with a range of Shaker style base and wall cupboards, drawers, contrasting overlying granite effect worktops with tiled splashbacks and concealed lighting beneath the wall cupboards, there is a Neff four ring stainless steel gas hob with Zanussi stainless steel extractor hood over and Zanussi stainless steel electric fan assisted oven beneath, wine cooler, plumbing for automatic washing machine integrated fridge and integrated freezer.





First Floor Landing

With frosted PVCU double glazed window to the gable, loft access, ceiling light point and cupboard housing a Vokera gas fired central heating boiler. From the landing access can be gained to the following rooms :-

Bedroom One

13' 6" x 9' 9" (4.11m x 2.97m)

A double room with PVCU double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving and central heating radiator.

Bedroom Two

11' 0" x 10' 0" (3.35m x 3.05m)

A double room with PVCU double glazed window looking out over the rear garden and with far reaching views beyond, there is a ceiling light point, ceiling coving and central heating radiator.

Bedroom Three

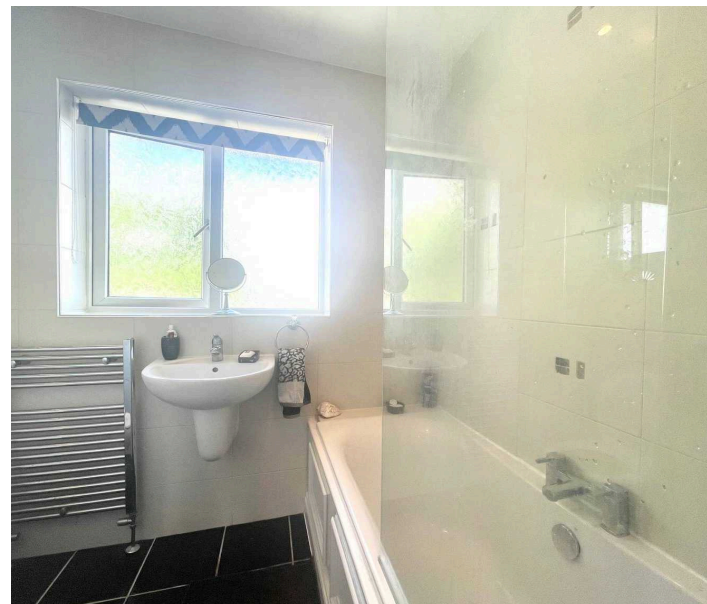
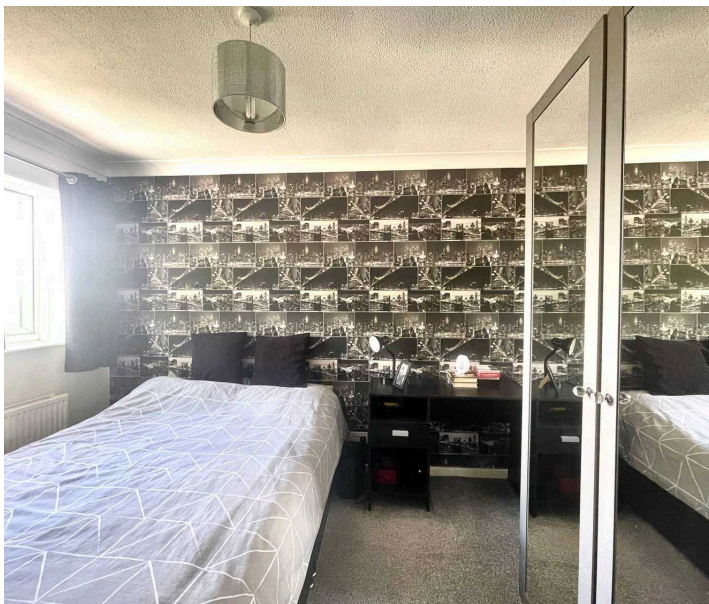
7' 6" x 6' 2" (2.29m x 1.88m)

With PVCU double glazed window, ceiling light point and central heating radiator.

Bathroom

7' 5" x 6' 0" (2.26m x 1.83m)

With a frosted PVCU double glazed window, inset ceiling downlighters, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising double ended panelled bath with glazed shower screen and chrome shower fitted over, wall hung wash basin with chrome Monobloc tap and low flush w.c.



Parking

To the left hand side of the property there is a wide flagged driveway which provides off road parking and narrows immediately to the side of the house with twin metal gates partway down and this leads to a wide concrete sectional detached garage.

Garage

15' 7" x 10' 2" (4.75m x 3.10m)
Has power, light and shelving.

Gardens

To the front of the property there is a lawned garden with planted flowers and shrubs to the borders. To the rear there is a hand gate between the garage and the property which gives access to a maintenance free rear garden which is predominantly stone flagged together with crushed blue slate borders and an outside cold water tap.

Additional Details

The property has a gas central heating system. The property has PVCU double glazing

Directions

Using satellite navigation enter the postcode HD3 3WE



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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