



15 Oakfield Road, Huddersfield
Huddersfield

Offers in Region of **£450,000**



OAKFIELD ROAD

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15 Oakfield Road

Huddersfield

Best and final offers to be received by mid day Friday the 26th of July, with viewing schedule online and within the sales particulars.

Constructed in 1884, High Bank is an imposing stone built detached residence standing at the end of a small cul de sac with pleasant, good sized established gardens laid out to front, side and rear.

The property will require some general updating with accommodation served by a gas central heating system and briefly comprising to the ground floor entrance porch, entrance hall, living room, dining room and kitchen. Basement with cellars. First floor landing leading to three bedrooms, shower room and separate WC. Second floor to further bedrooms. Externally there is a tarmac driveway, generous established well screened gardens particularly to the side and the rear which offer a good degree of privacy.

Property is located within popular sought after residential area in close proximity to both town centre and M62.





Ground Floor

Entrance

6' 4" x 3' 8" (1.93m x 1.12m)

With timber and glazed floor, windows to three elevations, stone floor and from here a timber paneled and leaded stained glass door opens into the entrance hall.

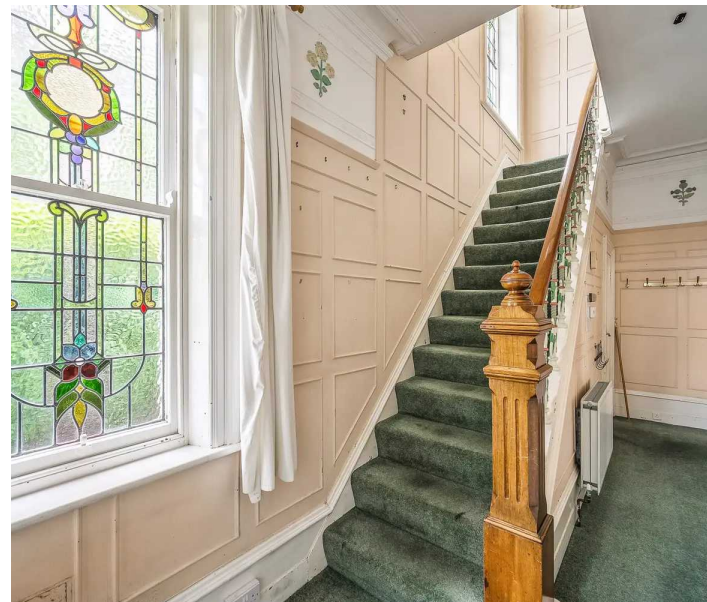
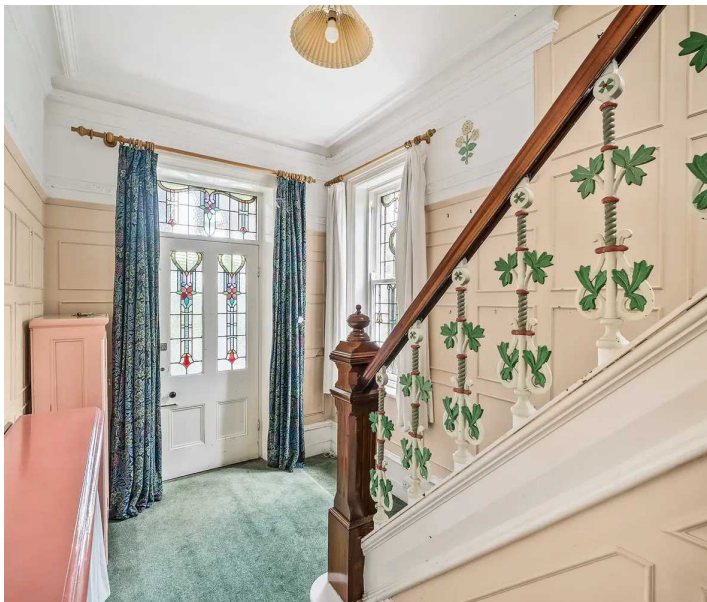
Entrance Hall

With leaded stained glass window to the side elevation, decorative ceiling rose with ceiling light point, picture rail, central heating radiator and to one side a staircase rises to the first floor with oak polish newel post and hand rail together with decorative wrought iron spindles rising to the first floor. From the hallway access can be gained to the following rooms..-

Living Room

15' 4" x 15' 8" (4.67m x 4.78m)

This is the first of two generously proportioned reception rooms which are situated to the front of the property and has three sash windows looking out over the garden and a further sash window to the side elevation all of which provide the room with plenty of natural light, there is a lovely decorative ceiling rose, ceiling coving, picture rail, deep skirting boards, central heating radiator and as the main focal point of the room there is a stone fire place with timber mantle, display niches and provision for gas fire.



Dining Room

15' 6" x 15' 8" (4.72m x 4.78m)

As the dimensions indicate this is another well proportioned reception room which has dual aspect sash windows which once again provide the room with plenty of natural light, there is a lovely decorative ceiling rose, ceiling light point, ceiling coving, picture rail, serving hatch, central heating radiator and as the main focal point of the room there is an impressive marble surround with tiled inset, stone hearth in provision for gas fire. From the hallway as doorway provides access to a side entrance lobby, this has the door giving access to the basement and a timber and frosted glazed door opening into the kitchen.



Kitchen

11' 6" x 8' 0" (3.51m x 2.44m)

This is situated adjacent to the dining room and has a pvcu double glazed window looking out over the rear garden, there are two ceiling light points, serving hatch, central heating radiator and fitted with a range of base and wall cupboards, drawers, contrasting overlying timber effect worktops, there is an inset double drainer stainless steel sink with chrome mixer tap and gas cooker point.



Basement

This is accessed from the side entrance lobby with stone steps, leading down to a fuel store, there is a small storage area beneath the stairs, cellar with stone table and wall mounted Worcester gas fired central heating boiler and adjacent to this there is a large cellar with sash window, timber door, stone flagged floor, large stone sink with hot and cold water and chimney breast.



First Floor Landing

With feature arched leaded and stained glass window, which floods this area with natural light, there is a picture rail, fitted cupboard with cloaks rail and additional storage over, there is also a staircase giving access to the second floor. From the landing access can be gained to the following rooms..-

Bedroom One

15' 7" x 13' 5" (4.75m x 4.09m)

A double room situated to the front of the property and having dual aspect sash windows, there are two ceiling light points, ceiling coving, picture rail, central heating radiator and as the main focal point of the room there is a fire place with marble surround, tiled inset and provision for a gas fire.

Bedroom Two

15' 9" x 12' 8" (4.80m x 3.86m)

A double room situated to the rear of the property with dual aspect sash windows, two ceiling light points, picture rail, central heating radiator, useful storage cupboard beneath the stairs and having a timber fire surround, tiled inset and provision for gas fire.



Bedroom Three

10' 4" x 9' 0" (3.15m x 2.74m)

This is situated adjacent to bedroom one and has two sash windows looking out over the front garden, there is a ceiling light point, picture rail and central heating radiator.

Shower Room

8' 3" x 8' 2" (2.51m x 2.49m)

With sash window, fitted floor to ceiling cupboards one of which houses the hot water cylinder, there are storage shelves, ceiling light point, part tiles walls, central heating radiator and fitted with pivitol wash basin and shower cubicle with Mira shower fitting.

WC

4' 5" x 3' 0" (1.35m x 0.91m)

With leaded stained glass sash window, ceiling light point, central heating radiator and fitted with a high flush WC.

Second Floor

Landing with PVCU double glazed window and from the landing access can be gained to the following..-

Bedroom Four

24' 6" x 9' 9" (7.47m x 2.97m)

As the dimensions indicate this is a particularly spacious room which has two velux double glazed windows together with a PVCU double glazed window to the gable and with access to the eaves.

Bedroom Five

23' 0" x 10' 4" (7.01m x 3.15m)

With velux double glazed windows and PVCU double glazed window to the gable.





Garden

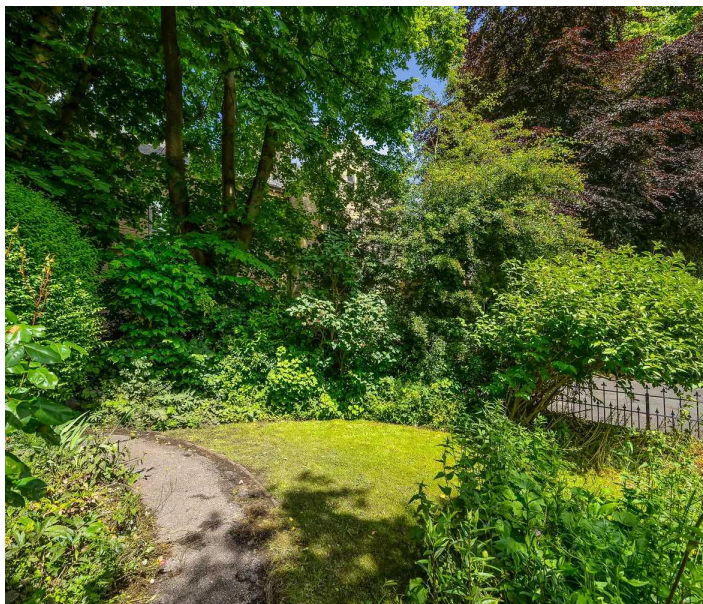
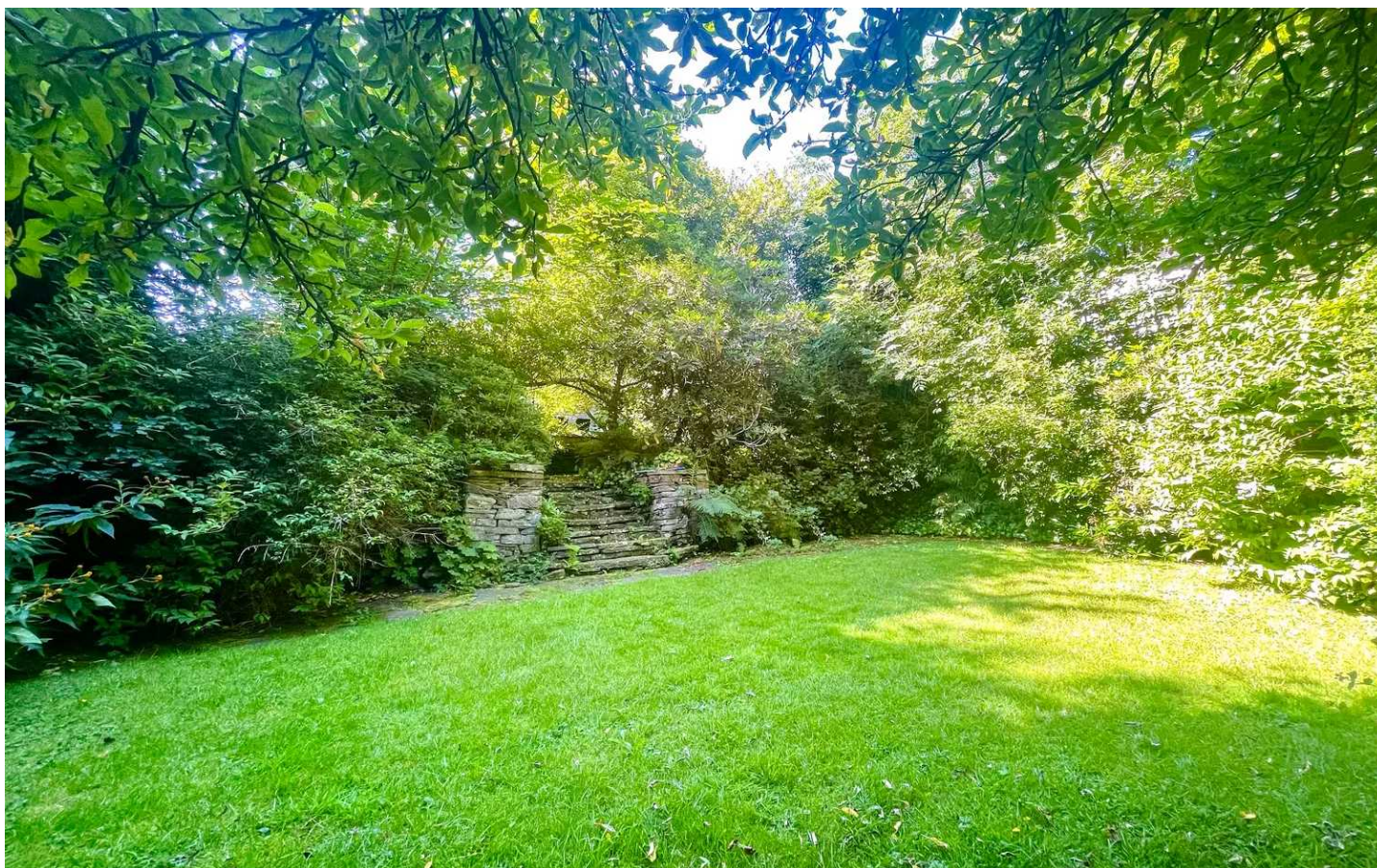
To the front of the property there is a lawned garden together with planted trees and shrubs to the borders. To the rear there is a timber garage (in a state of disrepair) and adjacent to this there is a westerly facing lawned garden which offers a good degree of privacy with planted trees, flowers and shrubs. There is a stone outbuilding at the foot of the garden and to the right hand side there are stone steps leading down to a large side garden which once again is lawned and well screened by trees and shrubs offering a high degree of privacy.

Driveway

To the left hand side of the property there are stone gate posts inscribed with the house name with twin wrought iron gates opening onto a tarmac driveway.

Directions

Using satellite navigation enter the postcode HD2 2XF .



VIEWING SCHEDULE

Thursday 27th June 1-2 pm

Saturday 29th June 1-2 pm

Thursday 4th July 1-2 pm

Saturday 6th July 1-2 pm

Thursday 11th July 1-2 pm

Saturday 13th July 1-2 pm

Thursday 18th July 1-2 pm

Saturday 20th July 1-2 pm

Thursday 25th July 1-2 pm

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

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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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ by the vendors.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

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



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