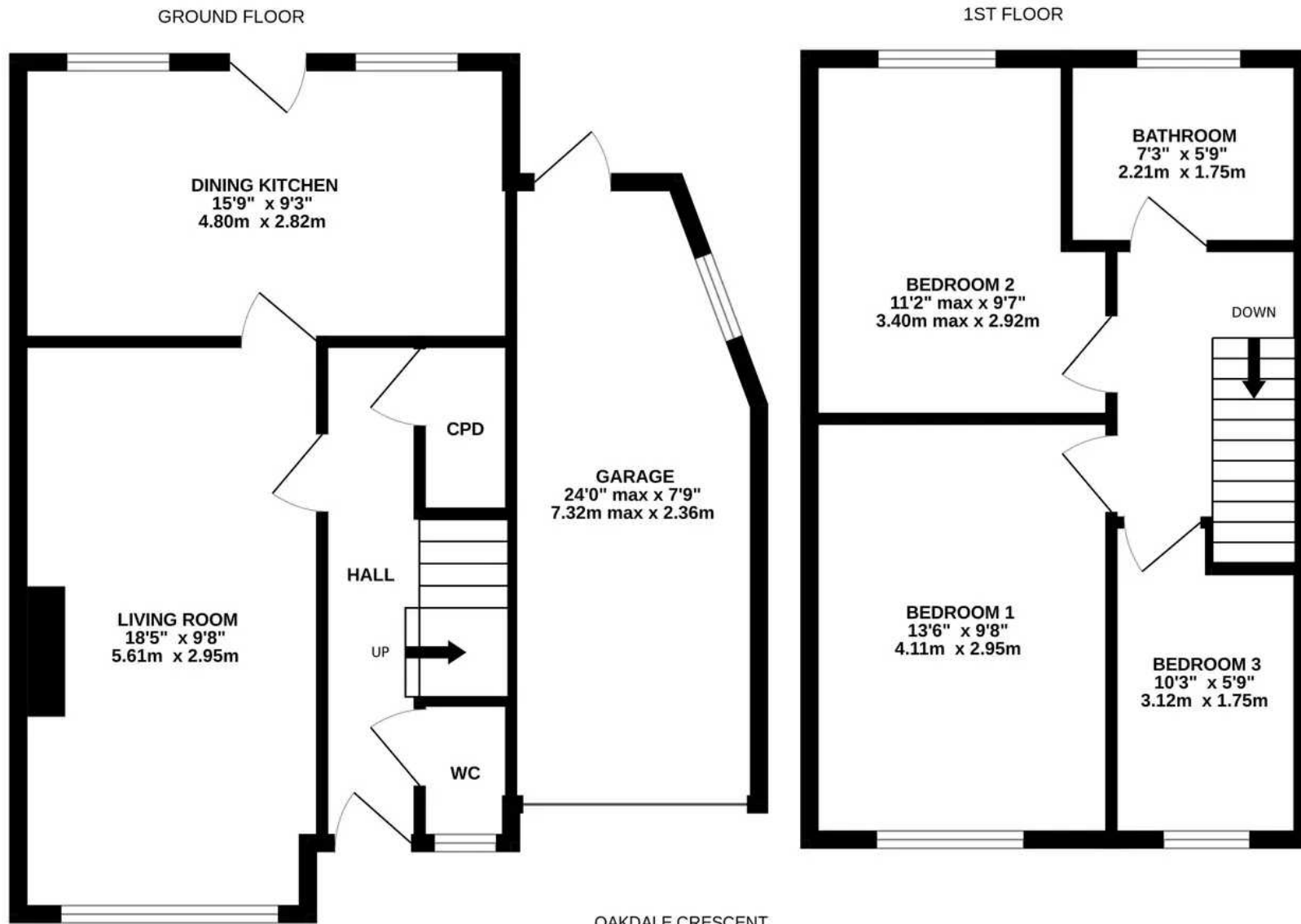




2 Oakdale Crescent ,Lindley, Huddersfield

Huddersfield

Offers in Region of **£265,000**



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2 Oakdale Crescent

Lindley, Huddersfield

An attractively presented three bedroom semi detached house, situated on a small cul de sac within this popular and well regarded residential area.

The property is ideal for a young family and is ideally placed for Lindley's varied amenities including, shops, restaurants, bars, junior and infant school and just a short drive to J24 of the M62. The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprised to the ground floor entrance hall, downstairs WC, living room and dining kitchen. First floor landing leading to three bedrooms and modern fitted bathroom. Externally there is a double width flagged driveway providing off road parking and in turn leading to a long single garage. Together with gardens to the front and rear with the rear enjoying a south westerly aspect.





Ground floor

A pvcu frosted double glazed door opens into the entrance hall, this has two ceiling light points, central heating radiator and to one side a spindled staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms.-

Downstairs WC

4' 4" x 2' 7" (1.32m x 0.79m)

With a frosted pvcu double glazed window, central heating radiator, ceiling light point and fitted with a white suite comprising hand wash basin and low flush WC.

Living Room

18' 5" x 9' 8" (5.61m x 2.95m)

A generously proportioned reception room which has a pvcu double glazed window looking out over the front garden, there is a ceiling light point, two wall light points, central heating radiator and as the main focal point of the room there is a feature fireplace with marble surround and home to an electric flame effect fire which rests on a marble hearth. To the rear of the living room a timber and glazed door opens into the dining kitchen.

Dining Kitchen

15' 9" x 9' 3" (4.80m x 2.82m)

With two pvcu double glazed windows looking out over the rear garden together with a central pvcu and frosted double glazed door. There are two ceiling light points, ceiling coving, central heating radiator, laminate flooring and fitted with a range of matte white base and wall cupboards, drawers, contrasting overlying worktops with an inset single drainer stainless steel sink with chrome Monobloc tap, there is a gas cooker point, under counter space for washing machine and space for fridge freezer.



First Floor Landing

With ceiling light point and loft access. From the landing access can be gained to the following rooms.-

Bedroom One

13' 6" x 9' 8" (4.11m x 2.95m)

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

Bedroom Two

11' 2" x 9' 7" (3.40m x 2.92m)

A double room with a pvcu double glazed window looking out over the rear garden together with ceiling light point and central heating radiator.

Bedroom Three

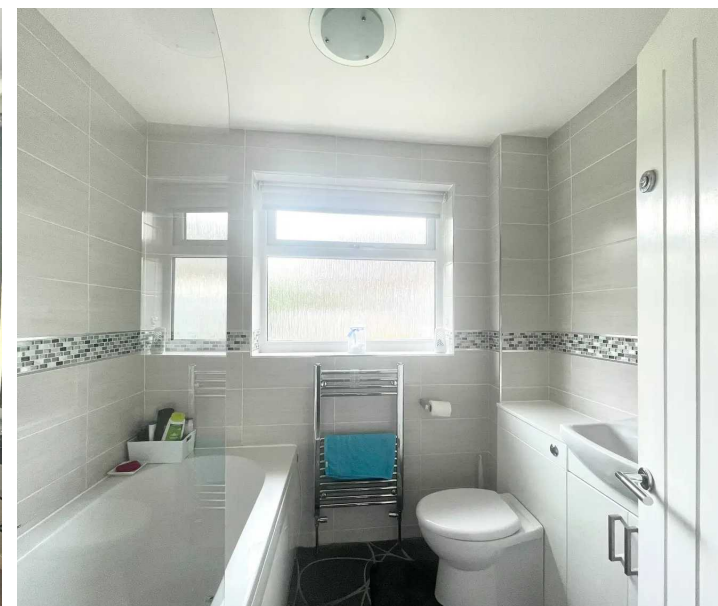
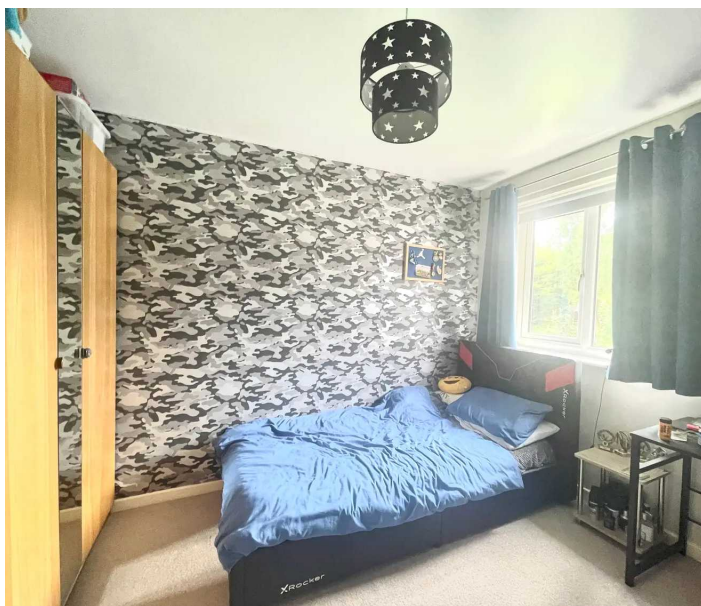
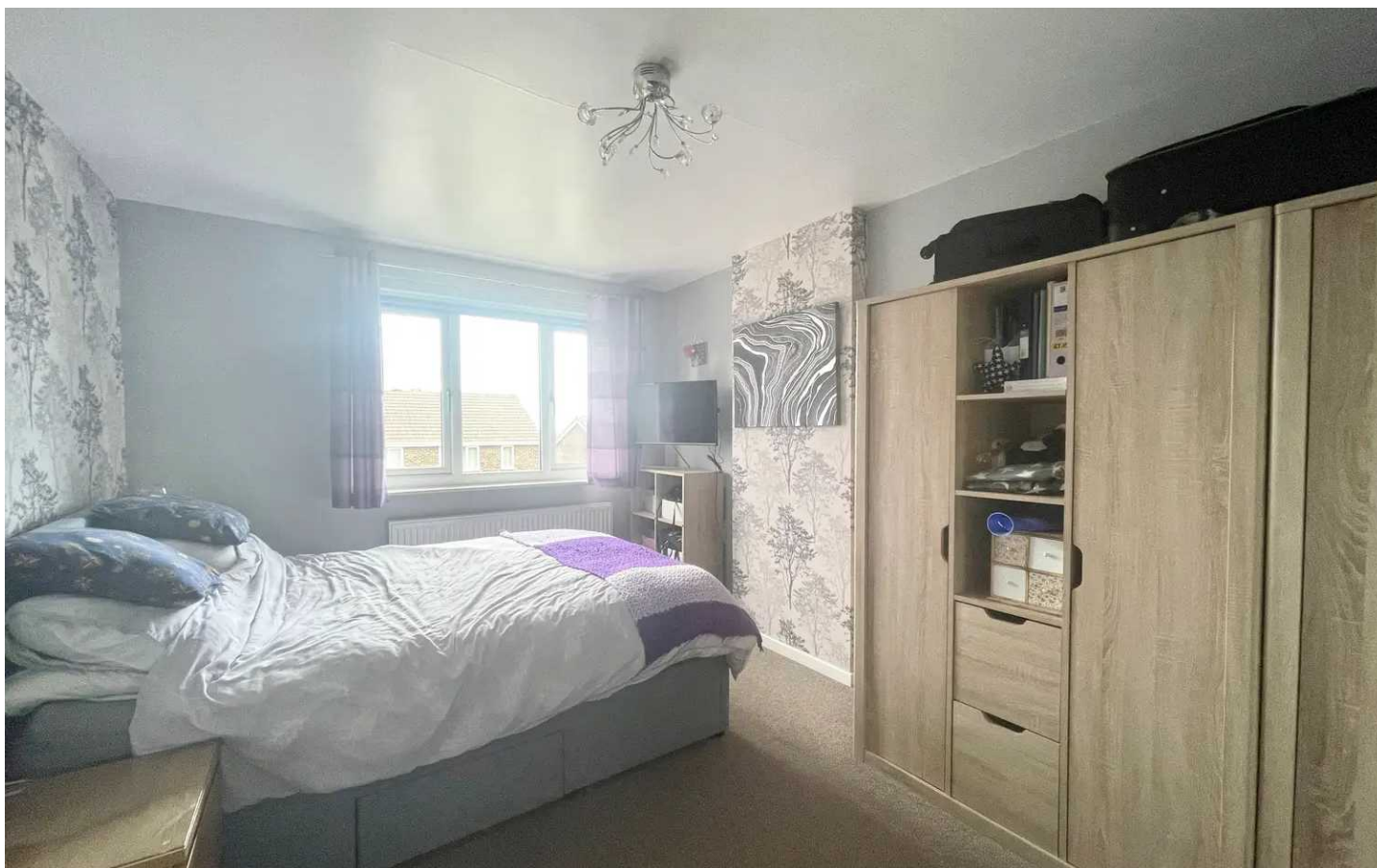
10' 3" x 5' 9" (3.12m x 1.75m)

This is situated adjacent to bedroom one and has a pvcu double glazed window, ceiling light point and central heating radiator.

Bathroom

7' 3" x 5' 9" (2.21m x 1.75m)

With a frosted pvcu double glazed window, ceiling light point, floor to ceiling tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising double ended panelled bath with glazed shower screen and chrome shower fitting over, vanity unit incorporating wash basin with chrome Monobloc tap and low flush WC.





Garden

To the front of the property there is a lawned garden with planted trees and shrubs to the borders and four steps rising to the front door. To the right hand side of the garage there is a flagged pathway with gravel border and timber hand gate part way down, this provides access to the rear garden which has a south westerly aspect and has an Indian stone flagged patio, outside cold water tap and four steps rising to a level area of astro turf which is bordered by flowers and shrubs.

Garage

To the front of the property there is a double width flagged driveway which provides off road parking and in turn leads to a single garage. Garage is 24' x 7'9" with an up and over door, courtesy door to the rear, frosted pvcu double glazed window, power, light and wall mounted Worcester gas fired central heating boiler.

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

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