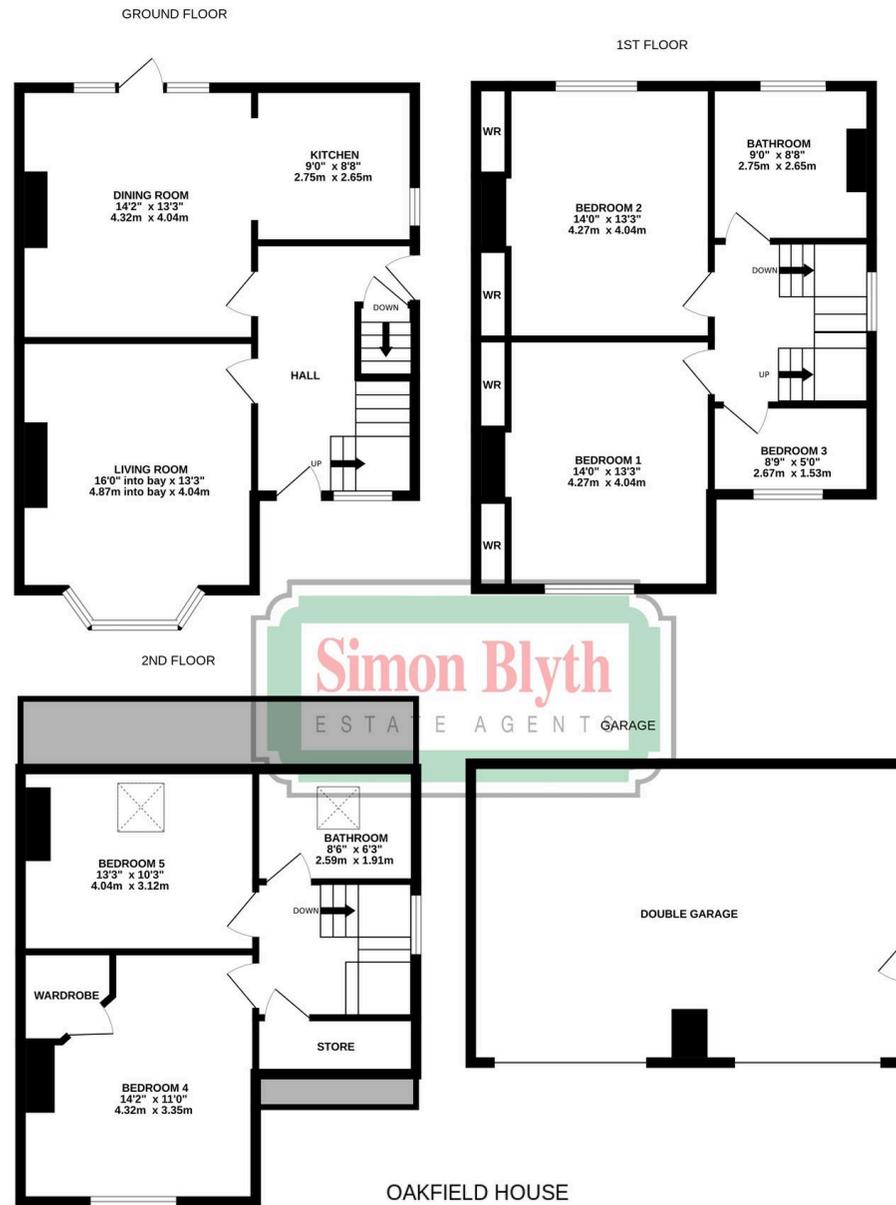




**4 Oakfield Road**

Huddersfield

Offers in Region of **£415,000**



OAKFIELD HOUSE

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## 4 Oakfield Road

Huddersfield

Strathmore House is a fine Edwardian semi detached residence situated on a small cul-de-sac and providing five bedrooms ideal for an expanding family.

Constructed circa 1910, the accommodation is arranged over three floors together with cellar, there is a gas central heating system, PVCU double glazing and briefly comprising to the ground floor Entrance Hall, Bay fronted living room, dining room and kitchen. First floor landing leading to three bedrooms and bathroom. Second floor landing leading to two further bedrooms and shower room. Externally there is a block paved driveway providing off road parking to the front and at the foot of the rear garden there is a drive leading to a recently constructed detached garage. Gardens are laid out to both front and rear.

Planning permission has been granted for the erection of a two storey rear extension with raised terrace and erection of a new detached garage (the garage has now been built). Application number 2019/62/91130/.



### Entrance Hall

13' 7" x 9' 0" (4.14m x 2.74m)

With a composite panelled and sealed unit double glazed door with pVCU double glazed windows adjacent and over, there is a decorative ceiling rose with ceiling light point, ceiling coving and picture rail. There are three central heating radiators two of which have period style covers, two wall light points, to one side a timber and glazed door gives access to the side of the house and with original oak flooring to one side the spindle staircase rises to the first floor. From the hallway access can be gained to the following rooms :-

### Living Room

16' 0" x 13' 3" (4.88m x 4.04m)

This is the first of two generously proportioned reception rooms featuring a walk in bay window with pVCU double glazed windows and window seat beneath which conceals a central heating radiator, there is a further central heating radiator, decorative ceiling rose, ceiling light point, ceiling coving, frieze, picture rail and as the main focal point of the room there is a feature marble style fireplace with open fire and stone flagged hearth.



### Dining Room

14' 2" x 13' 3" (4.32m x 4.04m)

This is situated to the rear of the property and open plan to the kitchen. There is a decorative ceiling rose with ceiling light point, inset ceiling downlighters, ceiling coving, picture rail, dado rail, original oak flooring, two central heating radiators and as the main focal point of the room there is a painted timber fire surround and within the chimney breast there is a coal effect gas stove, there are two tall pVCU double glazed windows with central pVCU door providing access to the garden and providing this room with plenty of natural light.

## Kitchen

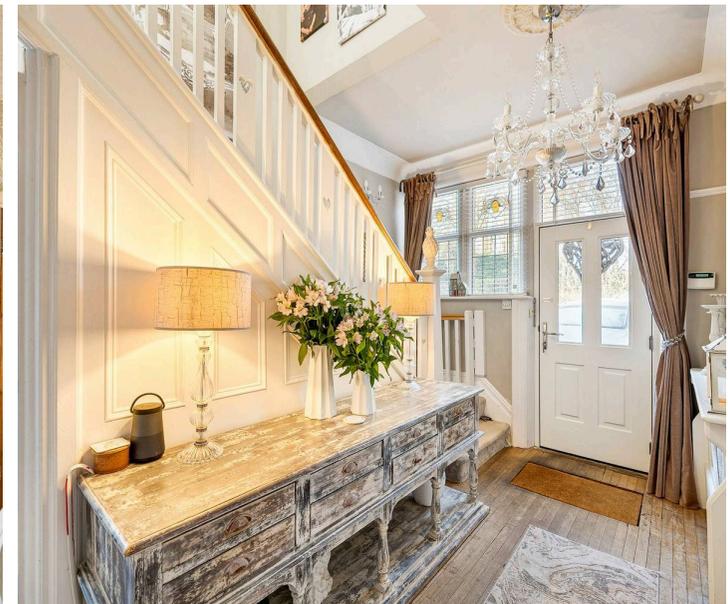
9' 0" x 8' 8" (2.74m x 2.64m)

This is open plan to the dining room and has a pVCU double glazed window looking out over the rear garden together with a timber and glazed window to the side elevation. There is a ceiling light point, tiled floor, range of base and wall cupboards, drawers, pan drawers, spice rack and having overlying granite worktops with an inset Belfast sink with chrome mixer tap, Neff five ring gas hob with extractor hood over, Neff microwave oven and Beko electric fan assisted oven and integrated fridge.



## Basement

This is accessed from the main entrance hall with stone steps leading down to a cellar with inset ceiling downlighters, pVCU double glazed window to the side elevation, there is plumbing for an automatic washing machine, space for a tumble dryer, wall mounted Ideal gas fired central heating boiler, period sink, timber and frosted glazed door giving access to the rear garden and to one side there is further storage area.





### First Floor Landing

With pVCU double glazed window to the gable, picture rail, wall light point and spindle staircase rising to the second floor. From the landing access can be gained to the following rooms :-

### Bedroom One

13' 3" x 14' 0" (4.04m x 4.27m)

A generous double room situated to the front of the property with a pVCU double glazed window, decorative ceiling rose with ceiling light point, ceiling coving, picture rail, central heating radiator, chimney breast and to either side of the chimney breast there are fitted part mirror fronted wardrobes with drawers beneath.

### Bedroom Two

13' 3" x 14' 0" (4.04m x 4.27m)

Another good sized double room which is situated to the rear of the property and has a decorative ceiling rose with ceiling light point, further ceiling light point over the beds, picture rail, central heating radiator and chimney breast with part mirror fronted wardrobes to either side with drawers beneath.

### Bedroom Three

8' 9" x 5' 0" (2.67m x 1.52m)

This is a single bedroom situated adjacent to bedroom one and currently used as an office. There is a pVCU double glazed window, ceiling light point, ceiling coving and central heating radiator.

### Bathroom

9' 0" x 8' 8" (2.74m x 2.64m)

With pVCU double glazed window, decorative ceiling rose with ceiling light point, ceiling coving, picture rail, tiled walls to dado height, tiled floor, central heating radiator and fitted with a suite comprising freestanding roll top bath with ball and claw feet, pedestal wash hand basin and low flush w.c.



### Second Floor Landing

With a pVCU double glazed window, ceiling light point, wall light point and storeroom. From the landing access can be gained to the following rooms :-

### Bedroom Four

14' 2" x 11' 0" (4.32m x 3.35m)

A double room situated to the front of the property with a pVCU double glazed window, pitched ceiling with ceiling light point, chimney with decorative cast iron fireplace, central heating radiator and in one corner a timber and part mirror fronted door gives access to a walk in wardrobe.

### Bedroom Five

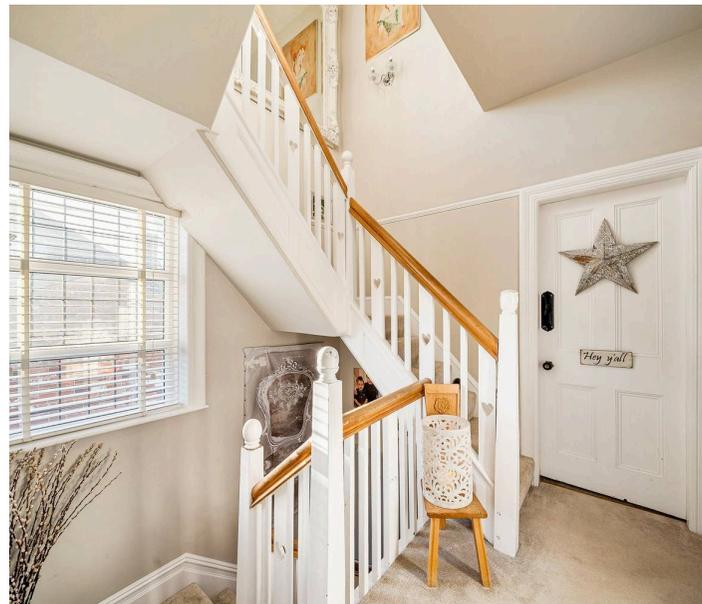
13' 3" x 10' 3" (4.04m x 3.12m)

A double room with Velux double glazed window enjoying far reaching views across the rooftops, there are two ceiling light points, chimney breast and central heating radiator.

### Shower Room

8' 6" x 6' 3" (2.59m x 1.91m)

With Velux double glazed window, wall light point, part tiled walls, chrome ladder style heated towel rail, two storage cupboards and fitted with a suite comprising pedestal wash basin with chrome Monobloc tap, low flush w.c. and corner shower cubicle with Mira electric shower fitting.





### **Parking**

To the front of the property there are two gate posts which give access a herringbone block paved driveway which provides off road parking. In addition there is a lane to the right hand side of the property which leads to a driveway at the foot of the rear garden and this in turn provides access to a detached garage.

### **Garage**

This has two pVCU double glazed windows and a pVCU double glazed courtesy door, there is also some roof void storage.

### **Gardens**

To the front of the property there is an area of artificial turf together with planted trees and shrubs. To the right hand side of the house there is a wrought iron hand gate which opens onto a block paved pathway which leads to the rear.

### **Rear Garden**

There is a raised patio area which can be accessed from the dining room and adjacent to this there are steps leading down to the basement and a gardeners w.c.. Beyond the patio there is a lawned garden which is accessed down a short flight of steps, there are planted trees and shrubs, flagged pathway, flagged patio and as mentioned earlier there is the garage located at the foot of the garden.



**Additional Details**

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

**Directions**

Using satellite navigation enter the postcode HD2 2XF

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

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



## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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