

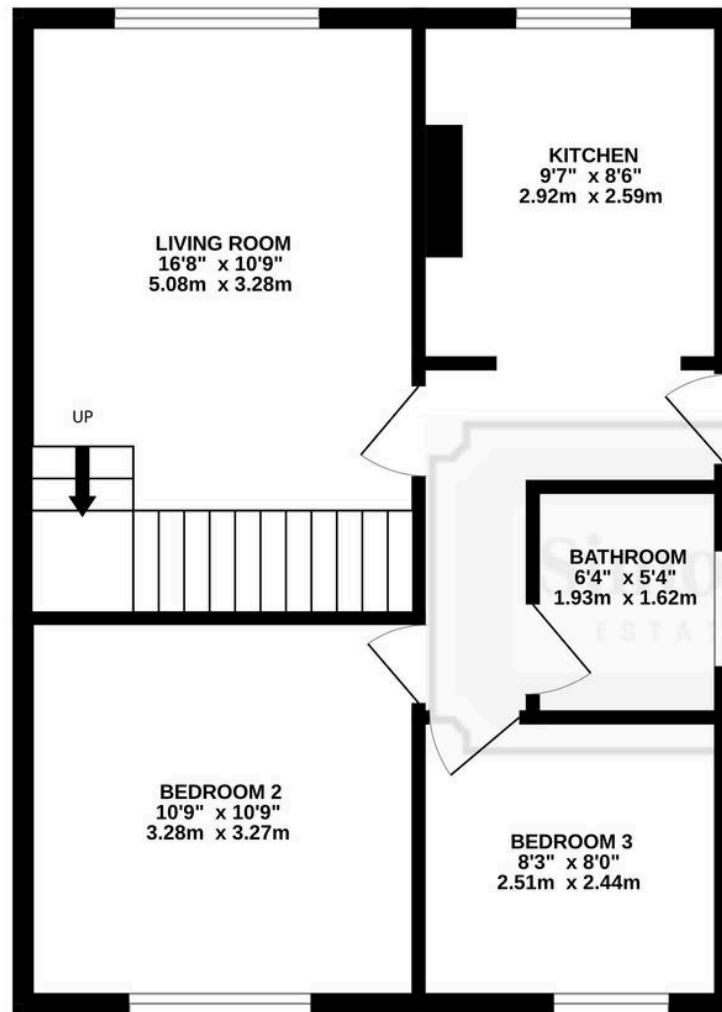


**9 Hayfield Avenue, Huddersfield**  
Huddersfield

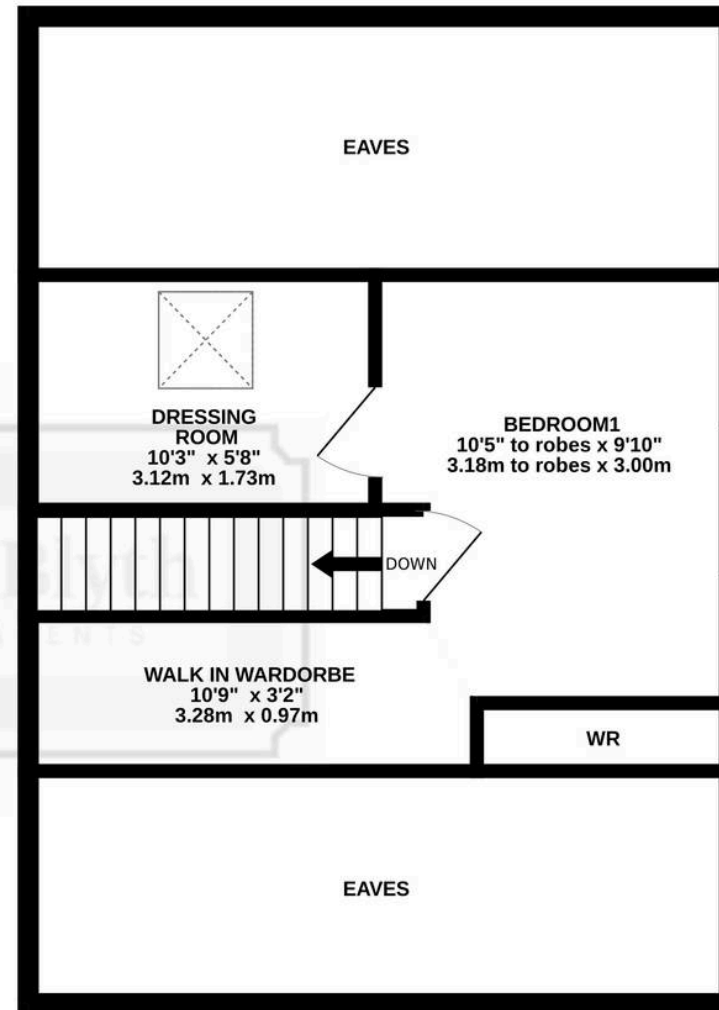
Offers in Region of **£215,000**



GROUND FLOOR



1ST FLOOR



HAYFIELD AVENUE

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## 9 Hayfield Avenue

Oakes, Huddersfield

Available with vacant possession and no onward chain is this three bedroom semi detached bungalow with bedrooms to both ground and first floor.

The property is located on a cul de sac within a convenient and established residential area close to local amenities, schools and accessible for J23 and J24 of the M62. The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprising to the ground floor kitchen with integrated oven, hob and extractor hood, living room, inner hallway, two bedrooms and bathroom. First floor bedroom one with dressing room and walk in wardrobe. Externally a driveway to the side provides off road parking and leading to a detached concrete sectional garage together with gardens laid out to front and rear.





## Ground Floor

### Kitchen

12' 7" x 8' 3" (3.84m x 2.51m)

With composite panelled and frosted double glazed entrance door, there is a recently fitted pVCU double glazed window, ceiling light point, ceiling coving, wall mounted Baxi gas fired central heating boiler, tiled floor, range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splash back, inset single drainer stainless sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel extractor hood over and electric oven beneath, plumbing for automatic washing machine and dresser unit with display shelving and cupboard concealing a central heating radiator.

### Living Room

16' 8" x 10' 9" (5.08m x 3.28m)

With recently fitted pVCU double glazed window, ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a limestone fireplace home to a coal effect gas fire resting on a limestone hearth. At the far end of the living room a spindled return staircase rises to the first floor.



### Bedroom Three

8' 3" x 8' 0" (2.51m x 2.44m)

This has a pVCU double glazed window looking out over the rear garden, ceiling light point, ceiling coving and central heating radiator.



**Bedroom Two**

10' 9" x 10' 9" (3.28m x 3.28m)

This is situated adjacent to bedroom three and has a pvcu double glazed window looking out over the rear garden and having Emley Moor Mast in the distance, there is a ceiling light point, ceiling coving and central heating radiator.

**Bathroom**

6' 4" x 5' 4" (1.93m x 1.63m)

With frosted pvcu double glazed window, ceiling light point, floor to ceiling tiled walls, tiled floor, central heating radiator and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush WC and panelled Jacuzzi style bath with glazed side panel and chrome shower fitting over.







## First Floor

### Bedroom One

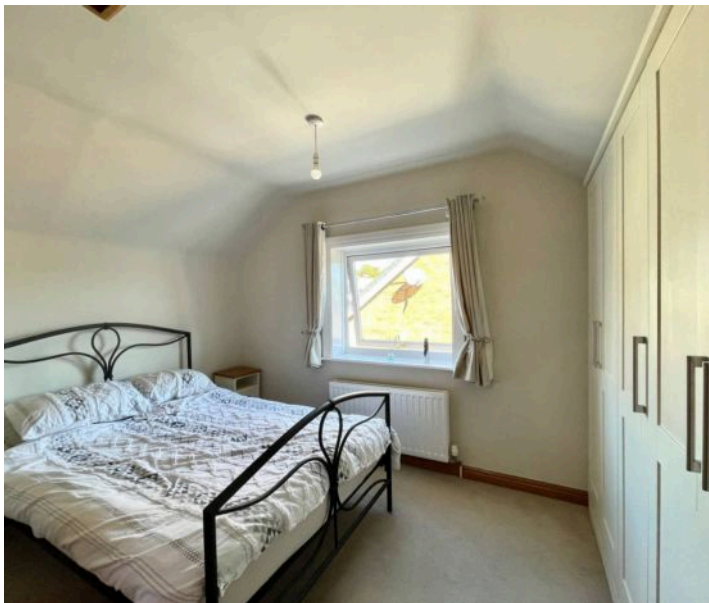
10' 5" x 9' 10" (3.18m x 3.00m)

A double room with a pvcu double glazed window to the gable, there is a ceiling point, central heating radiator, fitted wardrobe and to one side there is a walk in wardrobe which is 10'9" x 3'2" and has an inset ceiling spotlight, fitted ironing rail and access to the eaves.

### Dressing Room

10' 3" x 5' 8" (3.12m x 1.73m)

With velux double glazed window, ceiling light point and access to the eaves.





### Garden

To the front of the property there is a lawned garden with planted shrubs and a gravelled border. The rear garden is predominately lawned together with a flagged pathway.

### Garage

To the left hand side of the property there is a flagged driveway which provides off road parking and in turn leads to a detached concrete sectional single garage.



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

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

Saturday - 9:00 am - 4:00 p





## Simon Blyth Estate Agents

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