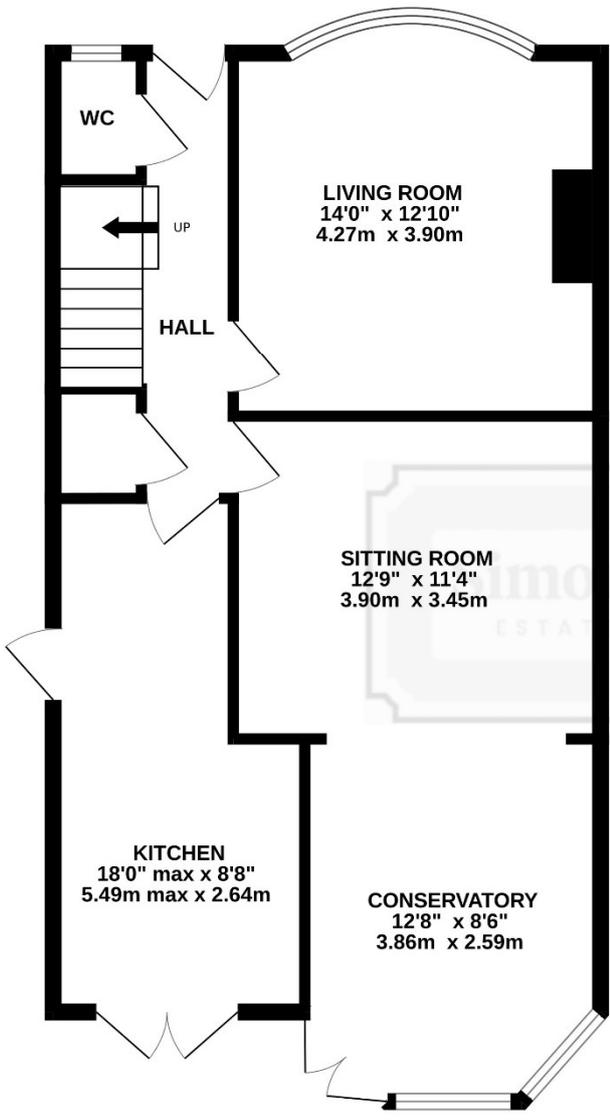




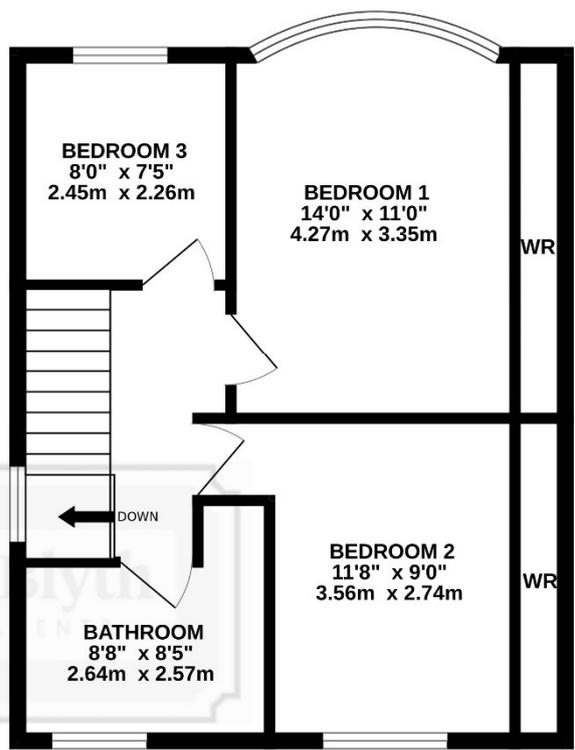
**1 Reinwood Avenue, Oakes, Huddersfield, HD3 4DP**

---

GROUND FLOOR



1ST FLOOR



REINWOOD ROAD

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.  
Made with Metropix ©2026

## PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this mature semi-circular bay fronted extended 3 bedroomed semi-detached house located at the entrance to a small Cul-de-sac within this popular and convenient residential area.

The property is ideally placed for local schools, shops and for access to both Huddersfield Town Centre and J23/24 of the M62. There is a gas central heating system, sealed unit double glazing and accommodation briefly comprising to the ground floor, entrance hall, downstairs w/c, living room, sitting room, conservatory and breakfast kitchen with appliances. First floor landing leading to 3 bedrooms and bathroom. Externally there is good off-road parking with a printed concrete driveway to the side and across the front together with a garage and low maintenance garden at the rear.

**Offers Around £314,000**

---

## GROUND FLOOR

### ENTRANCE HALL

*Measurements- 16'0" x 6'5"*

This has a uPVC and frosted double glazed door with frosted uPVC double glazed window over providing this area with natural light, there are two ceiling light points, central heating radiator with period style cover and to one side a spindled staircase rises to the first floor with useful storage cupboard beneath. The storage cupboard has a timber and frosted glazed window and a wall mounted ideal gas fired central heating boiler. From the hallway access can be gained to the following rooms: -

### DOWNSTAIRS WC

*Measurements- 4'0" x 3'0"*

With a uPVC double glazed window, ceiling light point, extractor fan, floor to ceiling easy clean panelled walls and fitted with a suite comprising wall hung handwash basin with monobloc tap and low flush w.c with concealed cistern.

### LIVING ROOM

*Measurements- 14'0" into bay x 12'9"*

A well-proportioned reception room which is accessed from the hallway through a timber panelled and glazed door. There is a ceiling light point, picture rail, central heating radiator, walk in bay with uPVC double glazed windows and as the main focal point of the room there is a tiled fireplace which is home to a flame effect electric fire.



## SITTING ROOM

Measurements- 11'4" x 12'9"

This has inset ceiling downlighters, remote control ceiling fan, two vertically hung radiators and as the main focal point of the room there is an electric fire and to either side of this there are fitted cupboards, drawers and desk. From the sitting room access can be gained to the conservatory.



## CONSERVATORY

*Measurements- 12'8" x 8'6"*

This has uPVC double glazed windows and French doors all of which provide this area and the sitting room with natural light. There is a remote-control ceiling fan and to one side a timber panelled and glazed door gives access to the breakfast kitchen.



## BREAKFAST KITCHEN

*Measurements- 18'0" x 8'8" maximum*

This can be accessed from either the hallway or conservatory and has a uPVC and frosted double glazed door to one side and uPVC double glazed French doors giving access to the rear garden. There are two ceiling light points, inset ceiling downlighters, central heating radiator and fitted with good range of modern base and wall cupboards, drawers, contrasting overlying worktops with matching splashbacks, two pull out larders together with a Samsung American style fridge freezer with a water and ice dispenser. There is a Neff four ring halogen hob, Neff stainless steel electric fan assisted oven, stainless steel and curved glass extractor hood, inset one and a half bowl single drainer stainless steel sink with chrome monobloc tap and with integrated washing machine with under counter space for dishwasher.



## FIRST FLOOR

### LANDING

With a uPVC double glazed window to the gable, ceiling light point, loft access with fold down timber ladder providing access to some useful storage space. From the landing access can be gained to the following rooms: -

### BEDROOM ONE

*Measurements- 14'0" into bay x 11'0" measured to wardrobes*

A double room with a walk-in semi-circular bay with uPVC double glazed windows providing plenty of natural light and with views across to Emley Moor Mast. There is a ceiling light point, central heating radiator and to one wall there are a bank of fitted wardrobes.



## **BEDROOM TWO**

*Measurements- 11'8" x 9'0"*

A double room with a timber and sealed unit double glazed window looking out over the rear garden and enjoying some far-reaching views beyond, there is a ceiling light point, central heating radiator and to one wall there are a bank of wardrobes, cupboards and display shelving.



## **BEDROOM THREE**

*Measurements- 8'0" x 7'5"*

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



## BATHROOM

*Measurements- 8'8" x 8'5"*

With a timber and frosted double glazed window, three ceiling light points, ceiling coving, floor to ceiling tiled walls, two central heating radiators and fitted with a four-piece suite comprising corner panelled bath with mixer tap incorporating hand spray, pedestal wash basin, low flush w.c and recessed shower cubicle with Triton electric shower fitting.



---

## OUTSIDE

### PARKING

There is a printed concrete driveway which extends across the front and side of the property and provides parking for a number of vehicles, there is also a detached concrete sectional garage.

### GARAGE

*Measurements- 19'8" x 9'0"*

With an up and over door, courtesy door, window to the rear elevation, power, light and water.



## GARDENS

To the front of the property there are trees and shrubs which provide privacy, between the house and garage there is a wrought iron hand gate which gives access down the side where there is a printed concrete pathway, outside cold water tap and leading to the rear garden which has timber decking, outside power and metal gazebo with a canvas roof and canvas sides, these can be added or removed. The rear garden enjoys a south westerly aspect.



---

## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double and timber sealed unit double glazing

Tenure- Freehold

Council tax band- B

Directions- Using satellite navigation enter the postcode HD3 4DP

## **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)

## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. 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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

---

---

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

---



### MAIN CONTACTS

T: 01484 651878

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

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

### OFFICE OPENING TIMES

#### 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259