



cornerstone  
ESTATE AGENTS

Oaklands Drive  
Huddersfield



## Oaklands Drive Huddersfield

Offers In Region Of £225,000

WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME WITH SPACIOUS ACCOMMODATION AND GOOD SIZE OUTDOOR SPACE – OFFERED WITH NO ONWARD CHAIN

This spacious and well-maintained three-bedroom semi-detached property is ideal for families or professionals seeking comfortable living space, generous gardens, and additional workshop/storage options. Offered with no onward chain, the property boasts versatile accommodation across two floors, a generous garage, and a well-kept garden.

#### Ground Floor

##### Entrance Hall

A spacious entrance hallway with glass-panel doors leading into the lounge, dining room, and kitchen. A deep fitted cupboard provides excellent storage space.



##### Lounge

A generously sized lounge featuring neutral décor, a focal fireplace, and a large bay-style window that allows an abundance of natural light. Double doors open through to the dining room, creating a seamless flow between the living areas.

##### Dining Room

This large, versatile space includes coved ceilings and an electric fire. An archway leads to a sunroom, making it a perfect area for relaxation while enjoying garden views.

##### Kitchen

A well-presented kitchen fitted with a double oven, space for a fridge freezer and washing machine. A large window overlooks the rear garden, and a side door provides direct access to the outside.

#### First Floor

##### Landing

Provides access to all three bedrooms, the house bathroom, and loft access.

##### Bedroom One

A spacious double bedroom with a large window offering attractive views, built-in wardrobes, and loft access. The loft includes additional storage and a perfect workshop space.

##### Bedroom Two

Another generous double bedroom positioned at the front of the property, benefiting from ample floor space and natural light.

### Bedroom Three

A good-sized single bedroom situated to the front elevation, with a double window cascading natural light into the room.

### House Bathroom

A modern, stylish bathroom comprising a panelled bath with overhead shower and curved glass screen, wash basin, and WC. A frosted window allows for natural light and ventilation.

### Loft

Partial loft conversion with new structural floor fully boarded and carpeted and full electric sockets added to ring main, previously used as a play room and office, if a full loft conversion was required would benefit from a Velux roof light and spiral staircase in the corner of one of the wardrobes to complete the job

### External Features

The property sits on a well-maintained plot with gardens to the front and rear. A side driveway offers off-road parking and leads to a generously sized detached garage. The rear garden is enclosed, low maintenance, and ideal for relaxing or entertaining.

This is a fantastic opportunity to acquire a spacious home in a desirable location, complete with practical extras such as a workshop and no onward chain. Early viewing is highly recommended.

### ADDITIONAL INFORMATION

Council Tax: C

EPC: D

Tenure: Freehold

Parking: Off road parking

### UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Gas

Broadband: Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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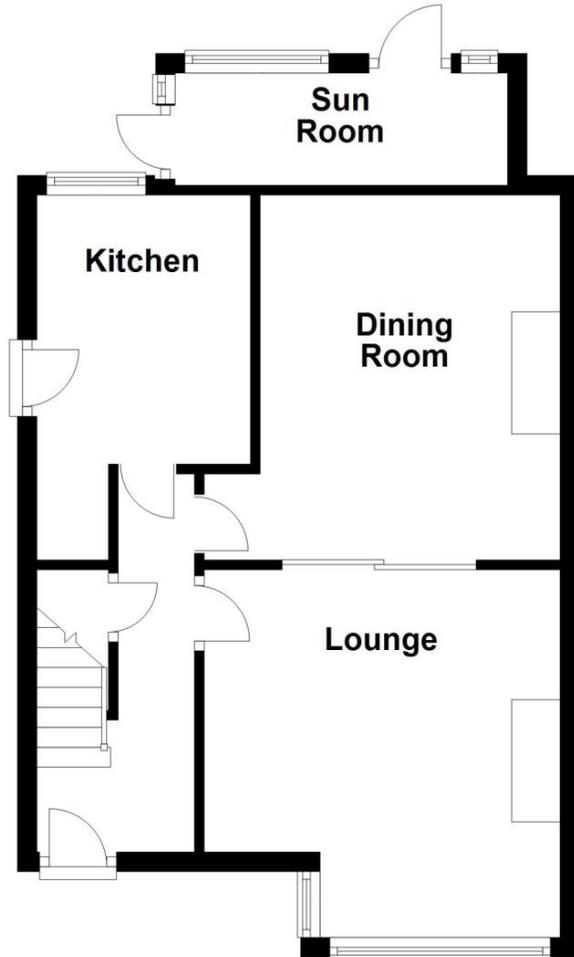






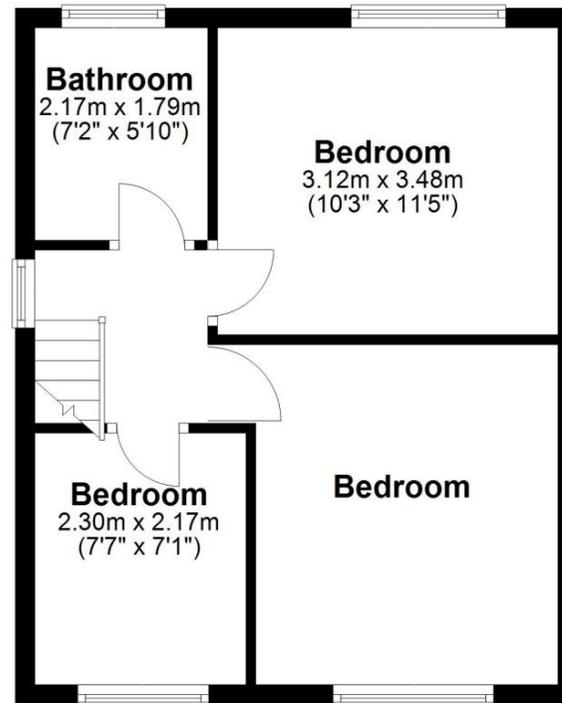
### Ground Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



### First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



### Second Floor

Approx. 14.4 sq. metres (155.4 sq. feet)



Total area: approx. 91.4 sq. metres (983.5 sq. feet)



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