



cornerstone
ESTATE AGENTS

Jericho Way
Oakes, Huddersfield



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Offers In Region Of £325,000

CORNERSTONE ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS STUNNING THREE-BEDROOM DETACHED HOME TO THE MARKET. SITUATED IN A PEACEFUL CUL-DE-SAC, THIS PROPERTY OFFERS BREATHTAKING REAR VIEWS AND AN IDEAL SETTING FOR FAMILY LIVING.

This beautifully presented home features three spacious double bedrooms and is designed for modern family life. The ground floor comprises an inviting entrance hallway, a convenient utility room, a downstairs W/C, a bright and airy living room, and a stylish kitchen-diner. Upstairs, you'll find three generous double bedrooms, a contemporary family bathroom, and an en-suite to the primary bedroom.

The heart of this home is the modern kitchen-diner, which boasts sleek wall and base units, a built-in oven, a four-ring electric hob, an extractor fan, a sink and drainer, and integrated appliances, including a dishwasher and fridge-freezer. We particularly love the double UPVC doors, which open onto a charming paved seating area, leading down to a well-maintained lawn and decked space, ideal for relaxing or entertaining.



Externally, the property benefits from off-road parking, a garage, and a well-sized rear garden, perfect for outdoor entertaining.

Situated in Lindley, this home enjoys easy access to local amenities, including shops, schools, and major road networks. Just minutes from the vibrant Lindley village and the M62, it's perfect for commuters traveling to Leeds or Manchester.

An ideal family home – don't miss out!

ADDITIONAL INFORMATION

Council Tax: B

EPC:

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.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.









Ground Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



Garage
5.85m x 2.98m
(19'4" x 9'9")



Dining Kitchen
2.82m x 5.51m
(9'3" x 18'1")

WC

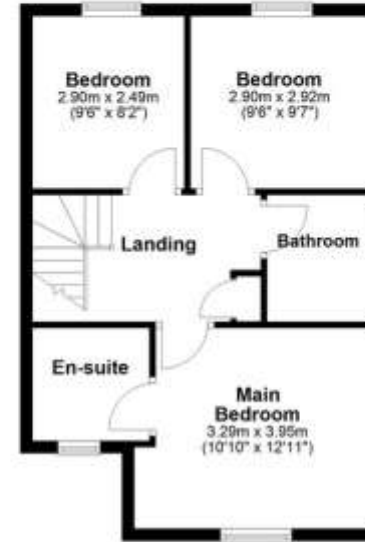
Utility Room
1.64m x 2.15m
(5'5" x 7'2")

Entrance Hall

Living Room
3.71m (12'2")
x 3.85m (12'7") max

First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Bedroom
2.90m x 2.49m
(9'6" x 8'2")

Bedroom
2.90m x 2.92m
(9'6" x 9'7")

Landing

Bathroom

En-suite

Main Bedroom
3.29m x 3.95m
(10'10" x 12'11")

Total area: approx. 105.4 sq. metres (1134.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		