



Westfield Avenue, Oakes, Huddersfield HD3 4FN

welcome to

Westfield Avenue, Oakes, Huddersfield

Beautifully renovated five-bedroom family home in a sought-after village location. With additional ground floor office. Open plan kitchen with utility and separate snug. ****GUIDE PRICE OF £350,000 - £375,000****



Entrance Porch & Hall**Cloakroom****Lounge**

11' 4" x 11' 11" (3.45m x 3.63m)

Dining Room/Lounge

17' 2" x 12' 5" (5.23m x 3.78m)

Study

6' 3" x 7' 9" (1.91m x 2.36m)

Kitchen

14' x 7' 10" (4.27m x 2.39m)

Utility Room

7' 1" x 6' 6" (2.16m x 1.98m)

Landing**Bedroom One**

11' 10" x 11' 3" (3.61m x 3.43m)

with ensuite

Bedroom Two

12' x 9' 10" (3.66m x 3.00m)

Bedroom Three

9' 6" x 8' 8" not into bay - min (2.90m x 2.64m not into bay
- min)

Bedroom Four/Office Room

8' 1" x 6' 10" (2.46m x 2.08m)

Bathroom**Bedroom Five/Loft Room**

17' 2" max x 10' 9" max (5.23m max x 3.28m max)

Loft Space**External**

Front and rear garden



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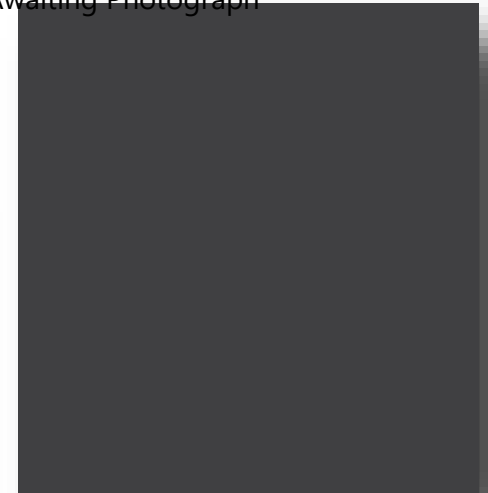
- Beautifully renovated throughout
- Principal bedroom with en-suite
- Open plan kitchen/living space with log burner
- Downstairs office/study
- Popular village location

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£350,000 - £375,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF119093 - 0006

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