



cornerstone
ESTATE AGENTS

Oak Tree Avenue
Fenay Bridge, Huddersfield



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£595 PCM / BOND £686

THIS BEAUTIFUL WELL APPOINTED COTTAGE IS SITUATED ON A QUIET, LITTLE KNOWN ROAD WITH NO PASSING TRAFFIC. THE PROPERTY IS LARGER INTERNALLY THAN EXTERNALLY AND COMPRISES DINING KITCHEN, INVITING LOUNGE, TWO BEDROOMS, WHILST THE SHOWER ROOM AND WC ARE SEPARATE FOR CONVENIENCE. EXTERNALLY THERE IS AN ENCLOSED GARDEN AND THE PROPERTY ENJOYS FAR REACHING VIEWS.

ENTRANCE HALL

Offering a space to hang outdoor garments and keep footwear before entering the home. The staircase with striped carpet rises to the first floor and a door opens to the lounge.

LOUNGE

12' 4" x 11' 7" (3.76m x 3.53m)

Beautifully presented, the lounge has an inviting feel having contemporary decor and the main feature of the room being an attractive fireplace with log burning stove. A large window provides natural light and enjoys a pleasant outlook. A door opens to the dining kitchen.

DINING/KITCHEN

14' 10" x 9' 0" (4.52m x 2.74m)

Fitted with a range of wall and base cupboards trimmed with chrome handles and having space for free standing appliances, there is a chrome chimney style extractor fan over the free standing oven. The room offers space to dine courtesy of the breakfast bar, and there is a deep storage cupboard for household items. A door opens to the rear of the property.

BEDROOM ONE

12' 5" x 9' 3" (3.78m x 2.82m)

This double bedroom is presented in soft neutral tones and has a large window that boasts superb far reaching views over to Castle Hill. The room boasts fitted mirrored wardrobes and cupboard offering hanging space.

BEDROOM TWO

9' 3" x 9' 1" (2.82m x 2.77m)

A rear facing bedroom that can fit a 3/4 bed in. The room is again neutrally decorated.

W.C

Separate from the bathroom this two piece suite comprises low level WC and wash hand basin.

SHOWER ROOM

Comprising walk-in shower and wash hand basin.

GARDEN

The property is served by an enclosed garden that is laid to lawn and enjoys an open aspect view of a planted kitchen garden.





