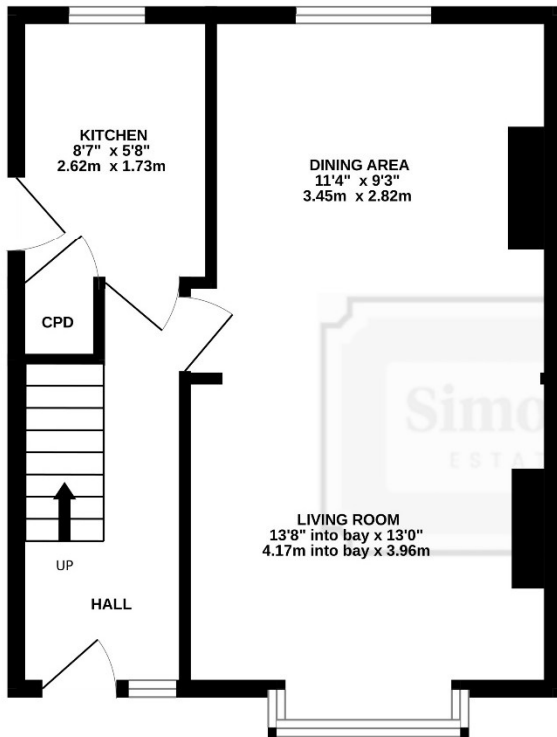


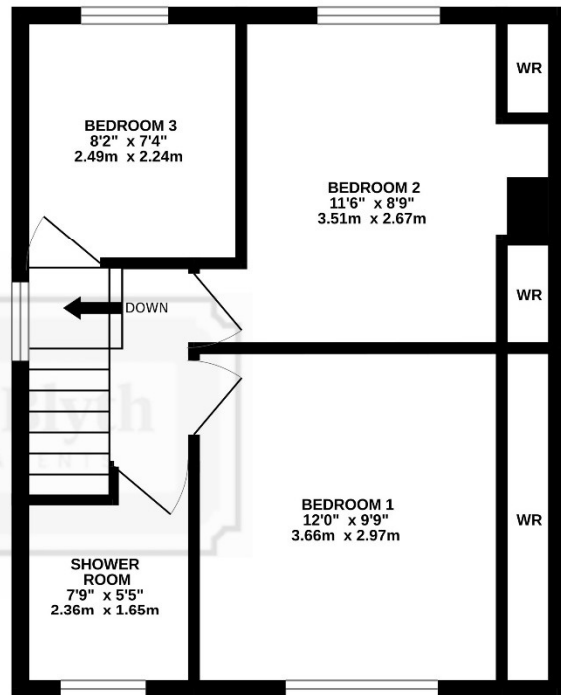


38 Goldington Drive, Oakes, Huddersfield, HD3 3PS

GROUND FLOOR



1ST FLOOR



GOLDINGTON DRIVE

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.
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PROPERTY DESCRIPTION

Available with vacant possession and no onward chain is this three bedrooled bay fronted semi-detached house overlooking a lovely rear garden along with driveway to one side and garage.

The property is ideal for a young family and located within this ever-popular residential area close to a variety of amenities including shops, schools and accessible for junctions 23 and 24 of the M62 motorway. The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance hall, bay fronted living room which is open plan to a dining area, with kitchen adjacent. To the first-floor landing leads to three bedrooms and shower room.

Price £255,000

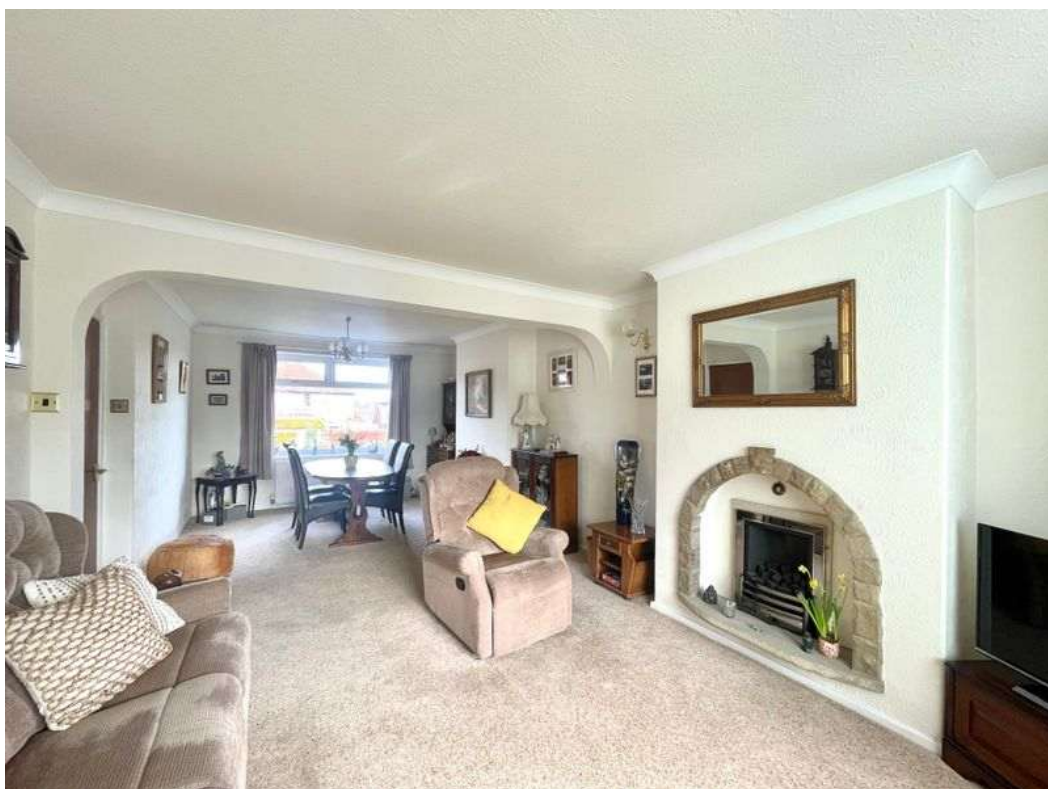
GROUND FLOOR

ENTRANCE HALL

This has a uPVC and frosted double glazed door with adjacent frosted uPVC double glazed window all of which provide this area with natural light. There is a ceiling light point, ceiling coving, central heating radiator and to one side a staircase rises to the first floor. From the hallway access can be gained to the following rooms: -

LIVING ROOM

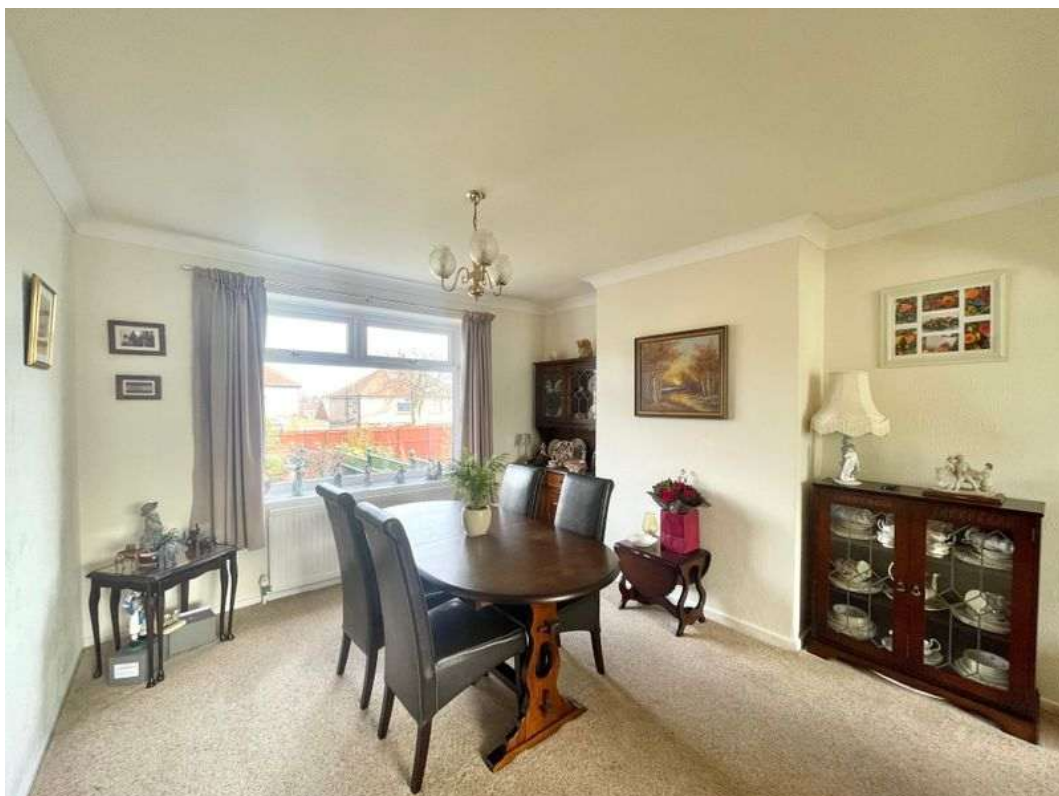
Measurements- 13'8" into bay x 13'0"
A comfortable and well-proportioned reception room which is open plan to the dining room and has a walk-in bay with uPVC double glazed windows to three sides providing plenty of natural light. There is ceiling coving, three wall light points, central heating radiator and as the main focal point of the room housed within the chimney breast with a stone boarder is a coal effect gas fire resting on a raised stone hearth.



DINING AREA

Measurements- 11'4" x 9'3"

As mentioned earlier this is open plan to the living room as has a uPVC double glazed window looking out across the rear garden. There is a ceiling light point, ceiling coving, central heating radiator and chimney breast.



KITCHEN

Measurements – 8'7" x 5'8"

This is situated adjacent to the dining area and has a uPVC double glazed window looking out over the rear garden together with a uPVC and frosted double glazed door giving access to the driveway. There is a ceiling light point, useful pantry beneath the stairs which has fitted shelving together with a frosted uPVC double glazed window. The kitchen is fitted with a range of modern base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, central heating radiator, small wall mounted folding breakfast table, inset single drainer stainless steel sink with chrome mixer tap, free standing cooker with four ring halogen hob and electric double oven with extractor hood over, free standing fridge and free standing washing machine.



FIRST FLOOR

LANDING

With a uPVC double glazed window to the gable, ceiling light point, ceiling coving, loft access with retractable aluminium ladder leading to a bordered loft space with light. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 12'0" x 9'9" measured to wardrobes

A double room which has uPVC double glazed windows looking out over the front garden, there is a wall light point, central heating radiator and to one wall there are a bank of fitted floor to ceiling wardrobes with cupboards over together with a central dressing table with mirror, light over and drawers beneath.



BEDROOM TWO

Measurements- 11'6" x 8'9"

A double room with a uPVC double glazed window looking out over the rear garden. There is a ceiling light point, ceiling coving, central heating radiator and to either side of the chimney breast there are fitted wardrobes with cupboards over.



BEDROOM THREE

Measurements- 8'2" x 7'4"

A good sized third bedroom which is situated adjacent to bedroom two and has a uPVC double glazed window looking out over the rear garden. There is a ceiling light point, ceiling coving and central heating radiator.

SHOWER ROOM

Measurements- 7'9" x 5'5"

With a frosted uPVC double glazed window, ceiling light point, extractor fan, floor to ceiling tiled walls, tile effect flooring, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c and shower cubicle with sliding glass door and Mira chrome shower fitting.



OUTSIDE

PARKING

To the left-hand side of the property there is a concrete driveway which provides off-road parking and leads to a detached concrete sectional garage.

GARAGE

Measurements- 18'0" x 7'9"

With windows to the side rear elevations, up and over door, power and light.

GARDENS

To the front of the property there is a shaped lawned garden which is bordered by trees, flowers and shrubs together with a pathway. To the side there is a small uPVC door which leads to a store. To the rear there is a flagged patio, shaped lawned garden, planted trees, flowers and shrubs, to the rear of the garage there is a timber and glazed garden shed along with a rockery.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Leasehold for the remainder of a 999-year lease from 15/11/1951 with an annual ground rent of £3.50

Council tax band – C

Directions- Using satellite navigation enter the postcode HD3 3PS

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)

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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

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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.

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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





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