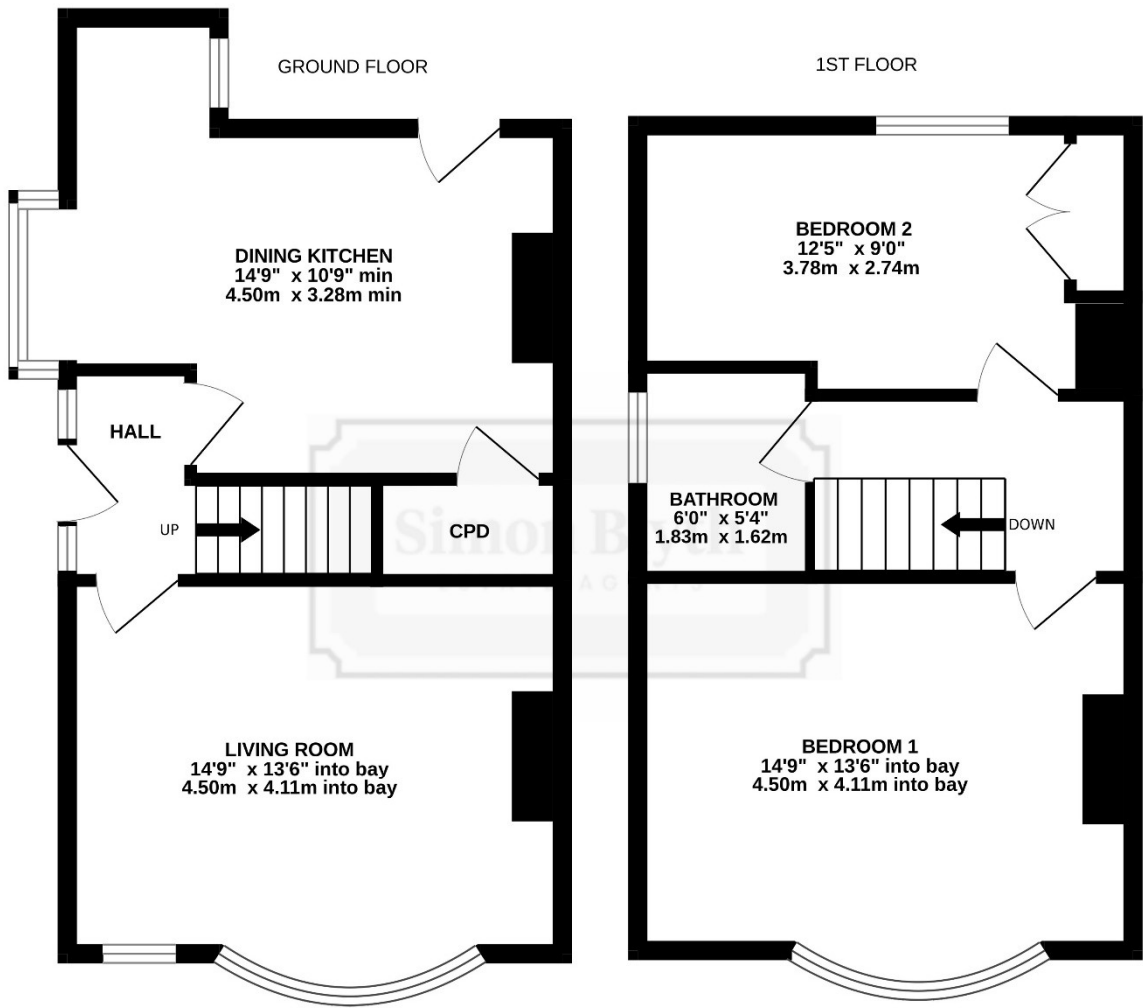




145 New Hey Road, Oakes, HD3 4FL



NEW HEY ROAD

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 attractively presented and well-appointed semi-circular bay fronted part stone built and rendered semi-detached house constructed circa 1938 and occupying a convenient position close to a variety of amenities, local schools and accessible for junctions 23 and 24 of the M62 motorway.

The property will make an ideal first-time purchase and has manageable and well-planned accommodation which briefly comprises to the ground floor entrance hall, bay fronted living room and stylish modern fitted dining kitchen. To the first floor there are two double bedrooms and modern bathroom. Externally there is a driveway to one side and across the front of the property which provides off-road parking whilst to the rear there is a secure low maintenance westerly facing garden which is predominantly flagged together with planted shrubs and a garage sized garden store with power and light.

Offers Around £200,000

GROUND FLOOR

ENTRANCE HALL

With a uPVC and frosted double glazed door with frosted uPVC double glazed windows to either side all of which provide this area with natural light. There is a ceiling light point, central heating radiator with cover and staircase rising to the first floor. From the hallway there are doors giving access to the living room and dining kitchen.

LIVING ROOM

Measurements- 14'9" x 13'6" into bay

This has a walk-in semi-circular bay with uPVC double glazed windows and adjacent to this there is a feature frosted and diamond leaded secondary double-glazed hexagonal window. There is a vertically hung column style radiator and as the main focal point of the room there is a fireplace with composite surround and housed within the chimney breast there is a remote-control flame effect electric stove which rests on a raised flagged hearth.





DINING KITCHEN

Measurements- 14'9" x 10'9" minimum

This has a uPVC double glazed bay window to the side elevation and a further uPVC double glazed window to the recessed section. There are two ceiling light points, tiled flooring, chimney breast, central heating radiator and useful storage cupboard beneath the stairs. The kitchen is fitted with a range of modern dove grey shaker style base and wall cupboards, drawers, wine rack, contrasting overlying timber effect worktops with tiled splashbacks, inset single drainer stainless steel sink with chrome monobloc tap, four ring gas hob with extractor hood and electric fan assisted oven beneath, plumbing for automatic washing machine, cupboard housing a Maine gas fired central heating boiler and with a uPVC and frosted double glazed door giving access to the rear garden.



FIRST FLOOR

LANDING

With ceiling light point and loft access. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'9" x 13'6" into bay

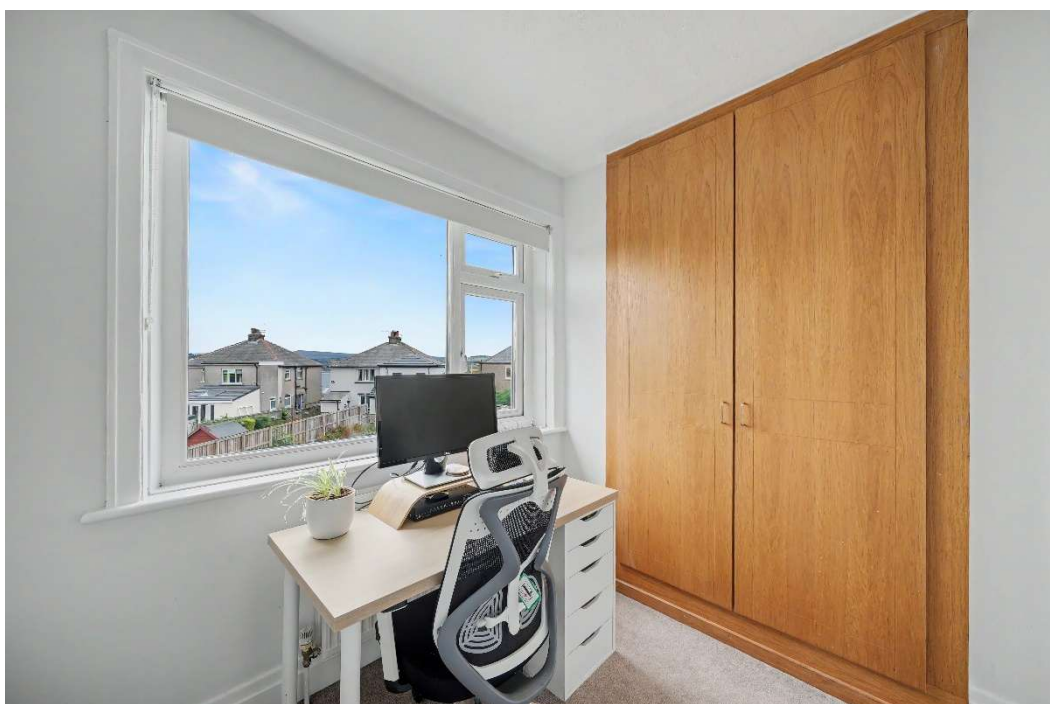
This is a mirror of the living room and situated directly above, there is a walk-in semi-circular bay window with uPVC double glazing, ceiling light point, chimney breast and central heating radiator.



BEDROOM TWO

Measurements – 13'5" x 9'0"

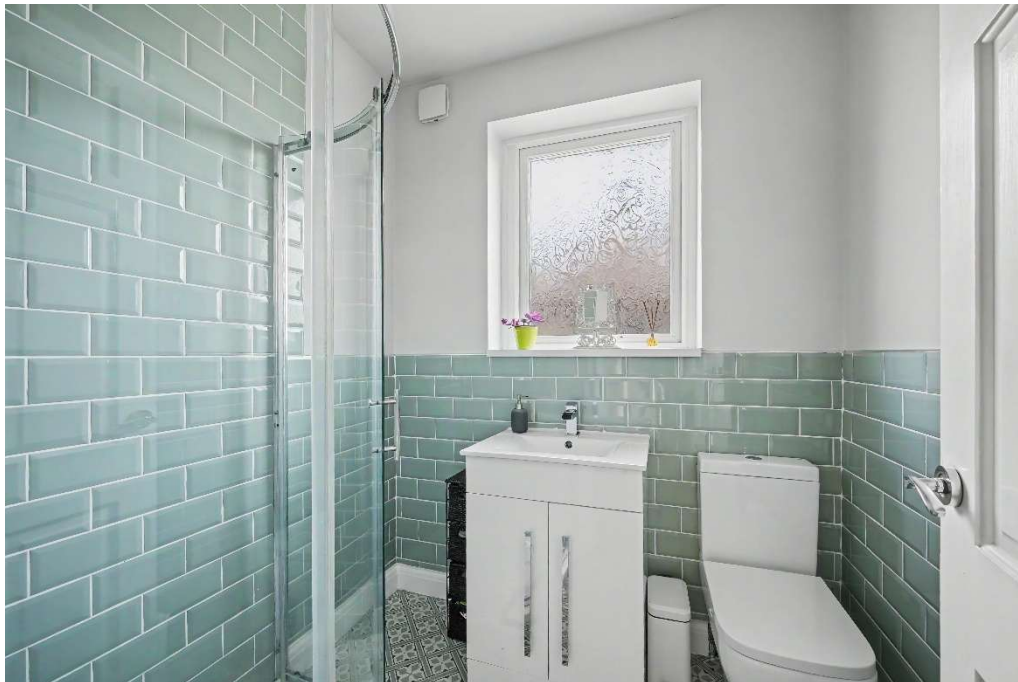
Another good-sized room situated to the rear of the property and enjoying some lovely far-reaching views through a uPVC double glazed window. There is a ceiling light point, central heating radiator and fitted floor to ceiling twin door wardrobe.



BATHROOM

Measurements – 6'0" x 5'4"

With a frosted uPVC double glazed window, ceiling light point, extractor fan, part tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome waterfall style monobloc tap, low flush w.c. and corner shower cubicle with sliding glass door and chrome shower fitting incorporating fixed shower rose and separate hand spray.



OUTSIDE

PARKING

To the left-hand side of the property there is a concrete drive which provides off-road parking and to the right-hand side of the driveway and in front of the living room there is further parking on a flagged area with a crushed blue slate border. From the driveway a timber hand gate opens onto a secure low maintenance rear garden which is predominantly flagged and enjoys a westerly aspect, there are planted trees and shrubs, outside cold water tap and a garage sized store which is a 19ft 5 x 9. This has twin timber doors, window to the rear elevation, power and light.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Tenure- Freehold

Council tax band – B

Directions- Using satellite navigation enter the postcode HD3 4FL

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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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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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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Monday to Friday - 8.45 to 17:30

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MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259