

martin-thornton.com
01484 508000



**Baker Street, Oakes
Huddersfield,**

£675 Per month

This double fronted back-to-back two-bedroom terraced house has a separate kitchen and living room and is situated in a highly accessible and well regarded area. The property is located only a short distance from amenities within Lindley, the hospital and has ease of access to the nearby M62. The accommodation comprises an entrance lobby, separate kitchen with oven and hob, good sized living room and a cellar. On the first floor are two bedrooms and a bathroom with a white three-piece suite. There is a gas-fired central heating system and uPVC double glazing. Externally, there is a garden area to the front with artificial grass and a concreted area which has been utilised for parking.

**Baker Street, Oakes
Huddersfield,**

Floorplan



Total floor area 57.0 m² (613 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Baker Street, Oakes Huddersfield,

Details



Entrance Lobby

A uPVC entrance door with opaque glazed panels gives access to the entrance lobby, which has a staircase rising to the first floor. It provides a useful shoe and coat storage area and has a radiator.

Kitchen



The kitchen has wall cupboards and base units with brick style tiled surrounds and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a four-ring electric hob with an oven beneath and a filter hood above. There is plumbing for an automatic washing machine, along with space for a freestanding fridge freezer and a uPVC window.

Living Room



This very spacious reception room is separate from the

kitchen and can accommodate a good amount of furniture. There is a timber fire surround and concealed in a floor-to-ceiling storage cupboard is the condensing boiler for the central heating system. There is a radiator, a uPVC window and access down to the cellar.

First Floor Landing

From the lobby, the staircase rises to the first floor landing.

Bedroom One



This large double bedroom can accommodate a good amount of furniture and has a radiator and a uPVC window to the front elevation.

Bedroom Two



This single bedroom has a uPVC window and a radiator.

Baker Street, Oakes Huddersfield,

Details



Bathroom



The bathroom has a white three-piece suite comprising a panelled bath with Mira Independent electric shower over, a pedestal wash hand basin and a low-level WC. The room has an extractor fan and an opaque uPVC window.

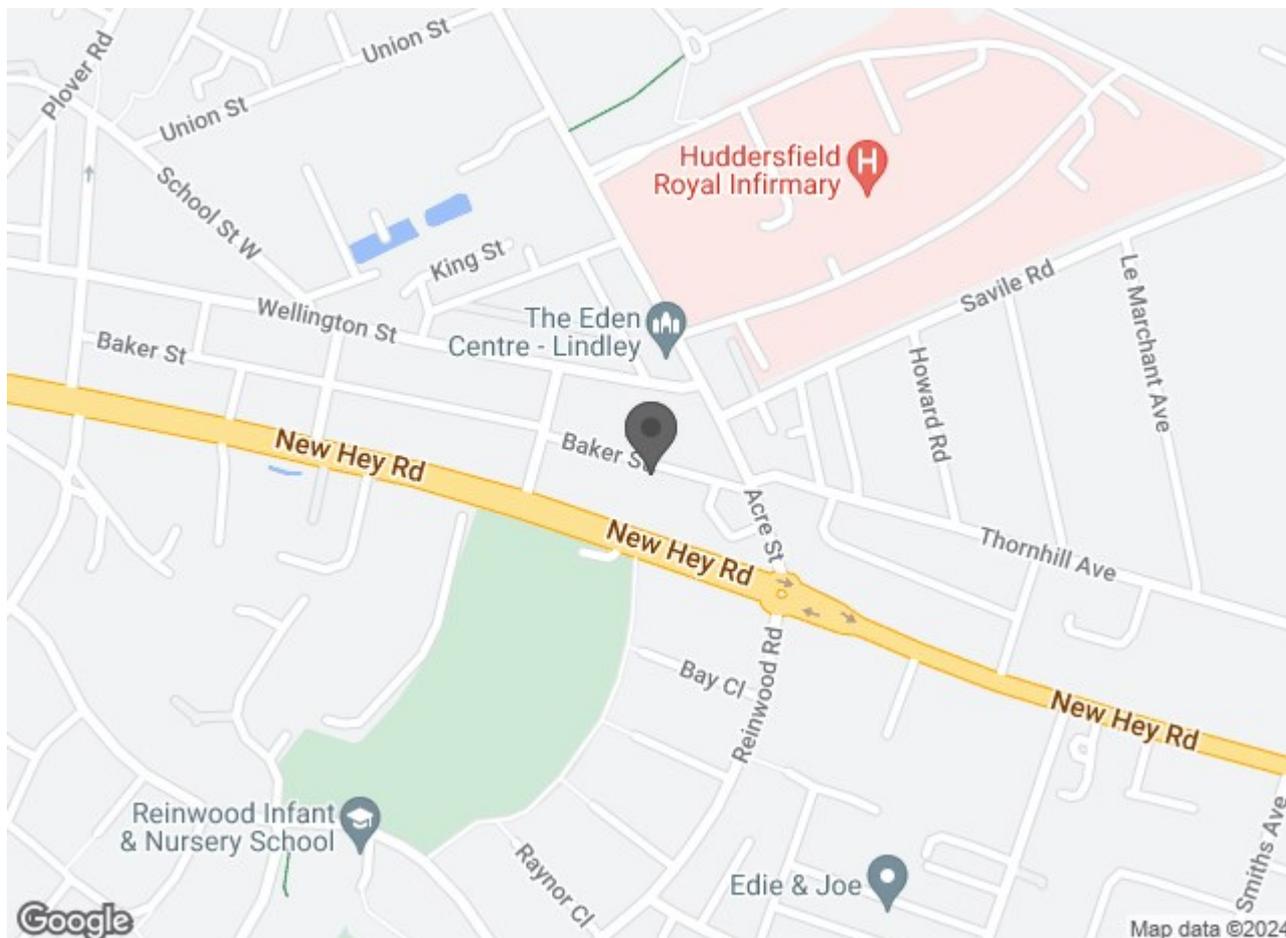
External Details



There is a paved pathway with artificial grass to one side and a concrete area to the other side which may provide parking, although is dependent on vehicle size.

Baker Street, Oakes Huddersfield,

Directions



Baker Street, Oakes Huddersfield,

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.