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Wellington Street, Oakes Huddersfield, Kirklees

£675 Per month

This well-appointed two-bedroomed back-to-back terraced house extends over the side passageway, making the first floor accommodation slightly larger. The property is ideally placed for nearby Lindley Village, the hospital and is on the doorstep of Heritage Mills. It features gas-fired central heating and wooden double glazing. The interior is light and bright with neutral décor. The accommodation comprises an entrance lobby, open plan living kitchen with contemporary units and an integrated oven and hob and useful cellar housing the boiler. On the first floor are two bedrooms and a bathroom with a white suite. Externally, there is a small forecourt garden area. The property has on-road resident permit parking and is ready for immediate occupation.

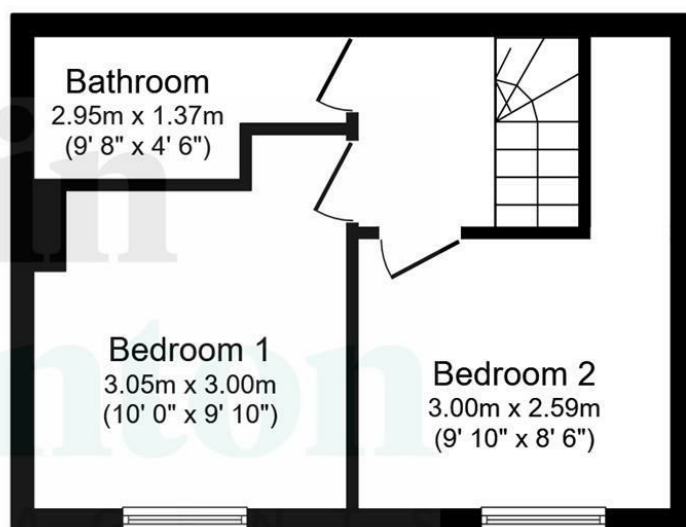
**Wellington Street, Oakes
Huddersfield, Kirklees**

Floorplan



Ground Floor

Floor area 27.5 m² (296 sq.ft.)



First Floor

Floor area 27.5 m² (296 sq.ft.)

TOTAL: 55.1 m² (593 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Wellington Street, Oakes Huddersfield, Kirklees

Details



Entrance Lobby

An external timber door with a decorative opaque panel gives access to the entrance lobby. This has a robust matting style floor covering and a staircase rising to the first floor accommodation. There are coat hooks, a radiator and a door leads to the living kitchen.

At the front of the property is a perimeter wall and a flagged area perfect for tubs, pots and planters.

Living Kitchen

This well-appointed open plan room is positioned at the front of the property. It has fresh neutral décor and oak flooring. The kitchen section has wall cupboards, base units and working surfaces extending to create a breakfast bar. Integrated appliances include an induction hob with fan oven beneath, glass splashback and a pull-out style filter hood. There is plumbing for a dishwasher, a freestanding washing machine and space for a freestanding fridge freezer. There are double glazed front and side windows, two radiators, provision for a flat screen wall-mounted TV and ceiling downlighting. Access can be gained down to the cellar which provides handy storage and houses the boiler for the central heating system.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor. The property extends over the side passageway, meaning the first floor accommodation is slightly larger.

Bedroom One

This double bedroom is positioned at the front of the property with plenty of space for a double bed and freestanding furniture. There is a wooden double glazed window and a radiator.

Bedroom Two

This good-sized second bedroom extends over the passageway and has a wooden glazed window and a radiator. There is a large walk-in wardrobe with hanging rails and a further radiator.

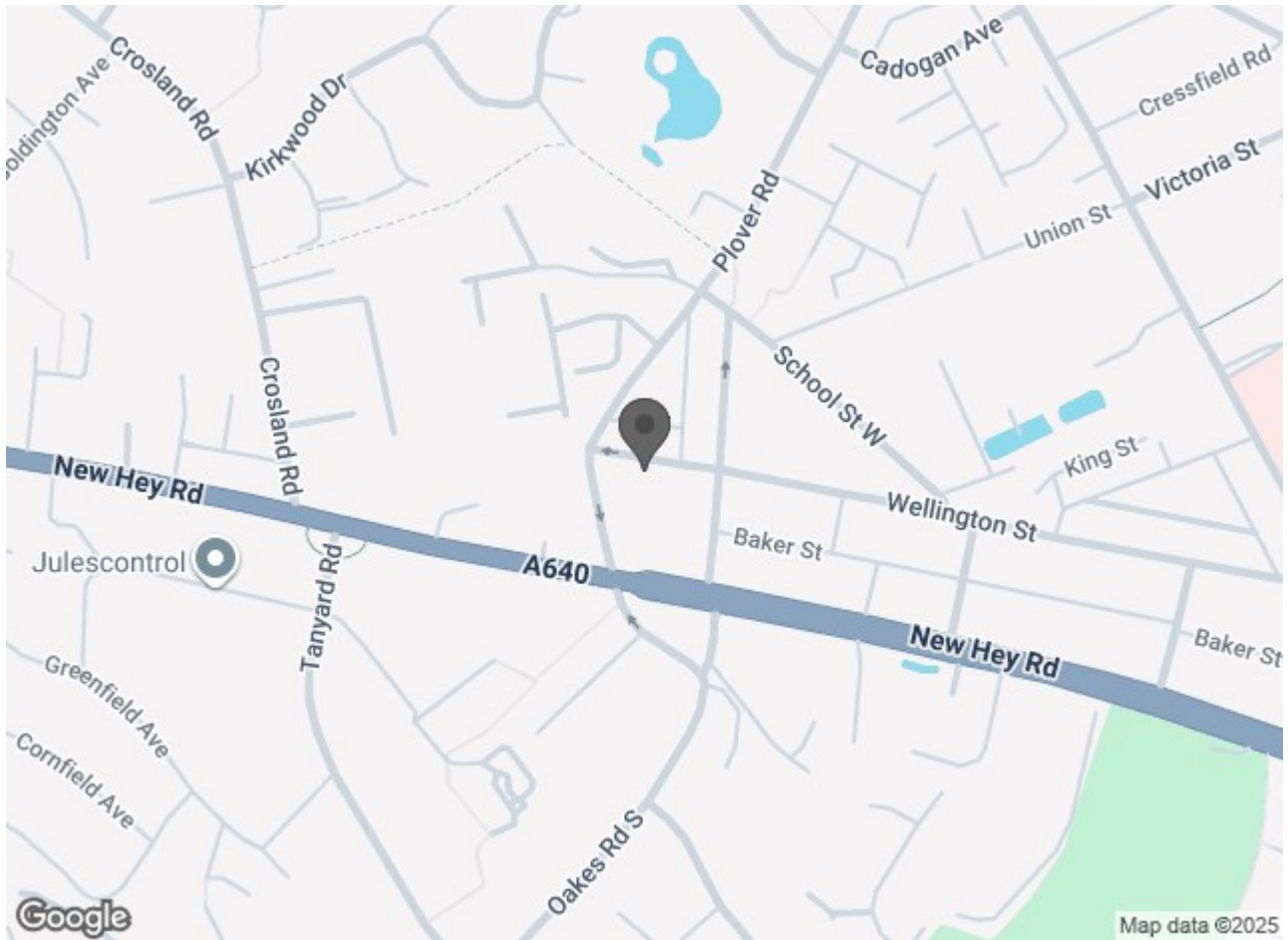
Bathroom

The bathroom has a white three-piece suite comprising a panelled bath with a shower screen and a high-level waterfall style shower fitting, a pedestal wash hand basin with a tiled splashback and a low-level WC. There is appropriate tiling around the bath area, downlighting, an extractor fan and an upright ladder style radiator.

External Details

Wellington Street, Oakes Huddersfield, Kirklees

Directions



Wellington Street, Oakes Huddersfield, Kirklees

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.