

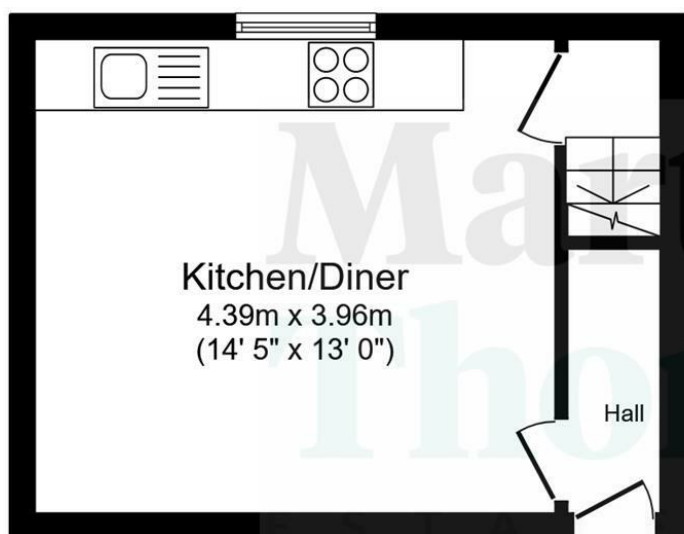
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## Oak Road, Bradley Huddersfield,

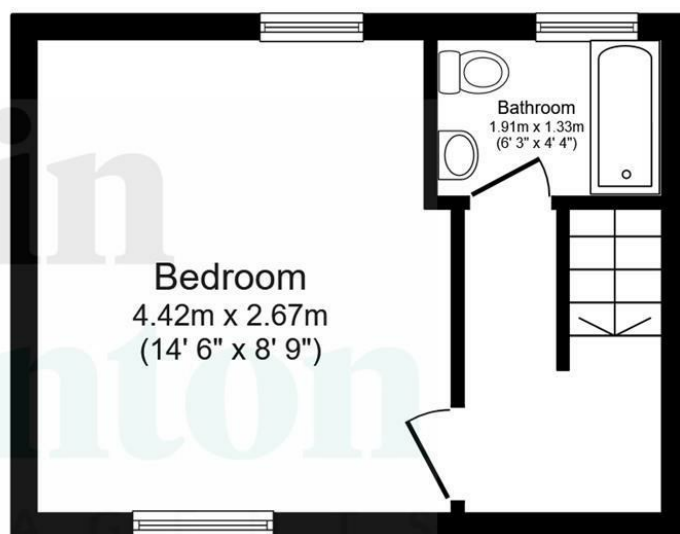
**£600 Per month**

A one-bedroom end of terrace with a light and bright interior along with an enclosed rear garden. The property is positioned opposite the park in a highly accessible and most convenient commuting location. There is a gas-fired central heating system and uPVC double glazing. The accommodation comprises an entrance lobby, open plan living/dining kitchen with some integrated appliances and useful storage within the cellar. On the first floor is a large double bedroom with front and rear uPVC windows and a well appointed bathroom with a three-piece white suite. Externally, there is a paved garden area at the front and, to the rear, a very pleasant garden with a paved patio and level lawn.



### Ground Floor

Floor area 21.1 m<sup>2</sup> (227 sq.ft.)



### First Floor

Floor area 21.1 m<sup>2</sup> (227 sq.ft.)

TOTAL: 42.3 m<sup>2</sup> (455 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](http://www.Propertybox.io)

# Oak Road, Bradley Huddersfield,

## Details



### Entrance Lobby

An external uPVC door gives access to the entrance lobby which has oak effect laminate flooring, a radiator and a staircase rising to the first floor accommodation. A door leads to the open plan living/dining kitchen.

### Living/Dining Kitchen



This is an open plan sociable eating and entertaining room. The kitchen section has wall cupboards and base units with working surfaces and a stainless steel sink with a single drainer. Integrated appliances include a four-ring electric hob with oven beneath. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. The living/dining area has room for a dining table and can accommodate a decent amount of furniture. The room has sunken lighting above the kitchen area and a radiator. A panelled door gives access to a rear lobby.

### Rear Lobby

This area houses the Ideal Instinct boiler for the central heating system and has an external uPVC glazed door leading out to the garden. There is also access down to useful storage within the cellar.

### First Floor Landing

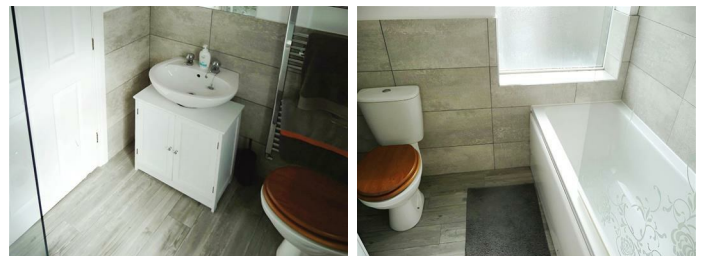
From the entrance lobby, the staircase rises to the first floor landing where there is a spindle balustrade. There is oak style laminate flooring and a radiator.

### Bedroom



This large double bedroom runs from front to back of the property and is particularly light and bright with rear and front uPVC windows. The front window enjoys an aspect across the park which is almost opposite the property. There is a continuation of the oak style laminate flooring, two radiators and the room can easily accommodate a good amount of freestanding furniture.

### Bathroom



The stylish bathroom has a white three-piece suite comprising a panelled bath with a curved shower screen and a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. Around the bath is three-quarter height tiling with half height tiling to the remaining walls. There is a wall mounted mirror, an upright chrome ladder-style radiator and an opaque uPVC window.

### External Details

# Oak Road, Bradley Huddersfield,

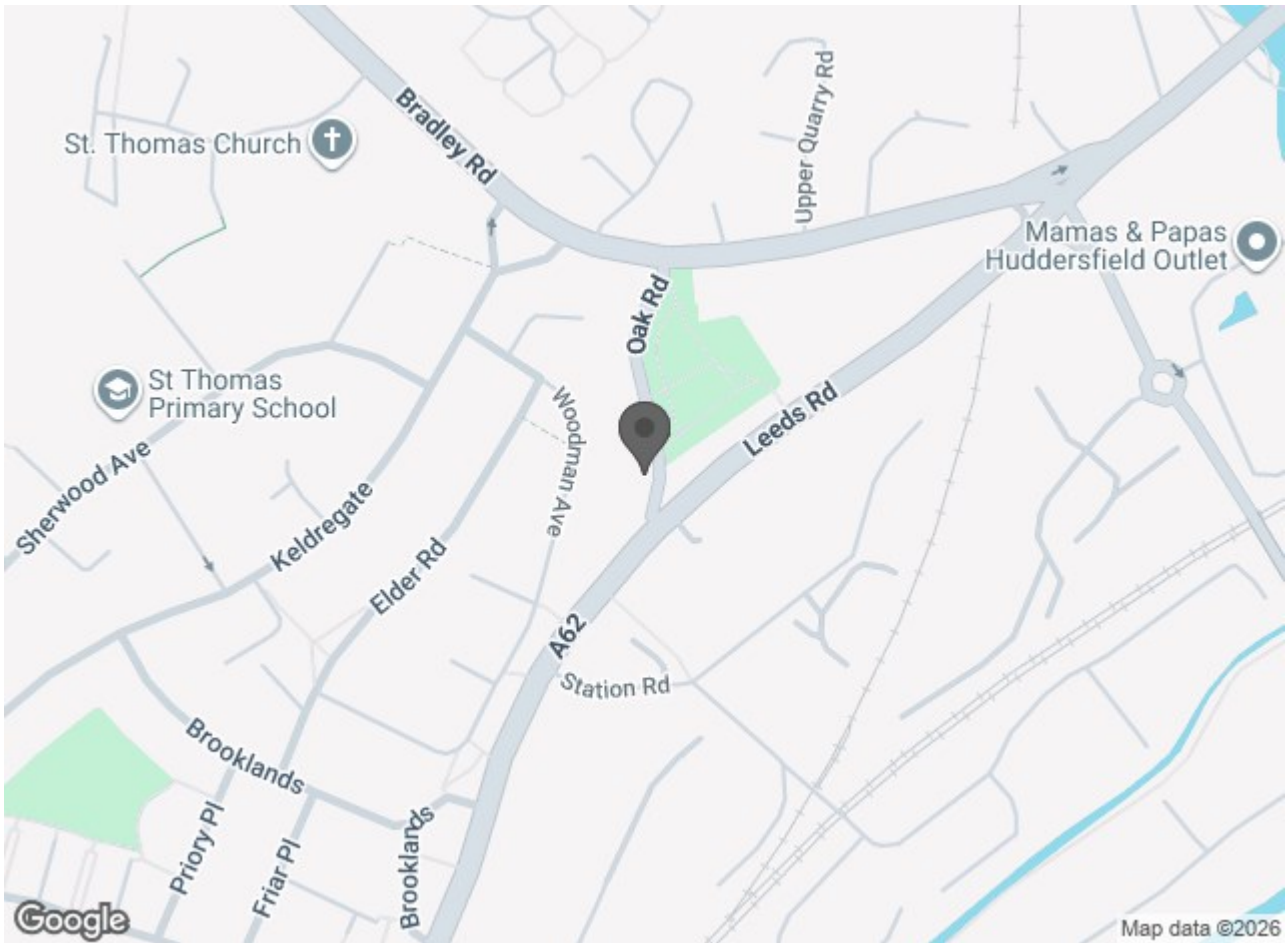
## Details



At the front of the property is a low level perimeter wall with the garden area being paved for ease of maintenance, being suitable for tubs, pots and planters as well as housing the bins. The rear garden is a pleasant feature of the property and has a full width paved seating area and a level lawn.

# Oak Road, Bradley Huddersfield,

Directions



## **Oak Road, Bradley 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.