



**800 Huddersfield Road, Austerlands, Oldham, OL4 3QB**  
**£850 Per Calendar Month**

APARTMENT | TWO BEDROOMS | WELL PRESENTED | OFF ROAD PARKING | VIEWING ADVISED |

The apartment on Huddersfield Road comprises of an entrance hall, lounge, kitchen, two bedrooms and bathroom & WC. Well presented and available now.

BOND £850.00

HOLDING FEE £196.00

We are Members of Client Money Protect - Membership Number CMP002564

This office is part of an independent Redress Scheme with the Property Ombudsman.



## ACCOMMODATION

### HALL



### LOUNGE

15'10" x 9'3" (4.85 x 2.83)

### KITCHEN

6'8" x 8'9" (2.04 x 2.67)



Single drainer, stainless steel, sink unit. Electric hob, oven and extractor. A range of wall and base units with worktops.

### BEDROOM ONE

12'1" x 9'0" (3.69 x 2.76)



### BEDROOM TWO

6'5" x 9'9" (1.97 x 2.98)



### BATHROOM & WC



Three piece white suite, shower over the bath.

### SERVICES -

All main services are installed.

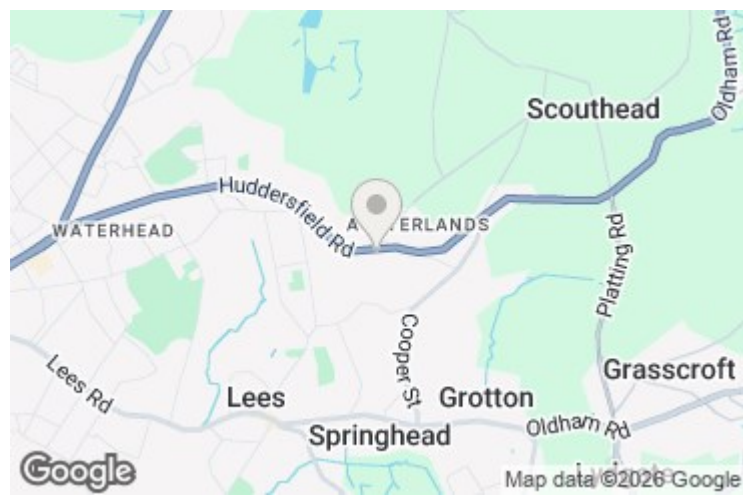
### IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

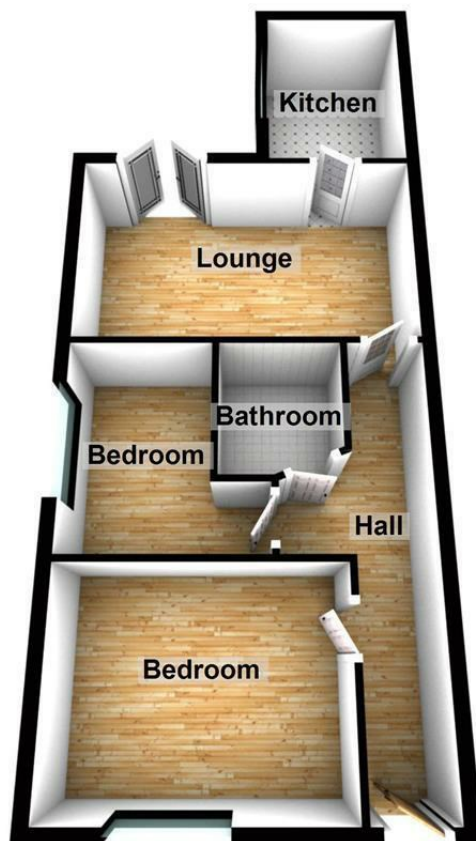
### DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their

employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



## Ground Floor



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>91</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>59</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |