

[martin-thornton.com](http://martin-thornton.com)

01484 508000



**Baker Street,  
Huddersfield,**

**£750 Per month**

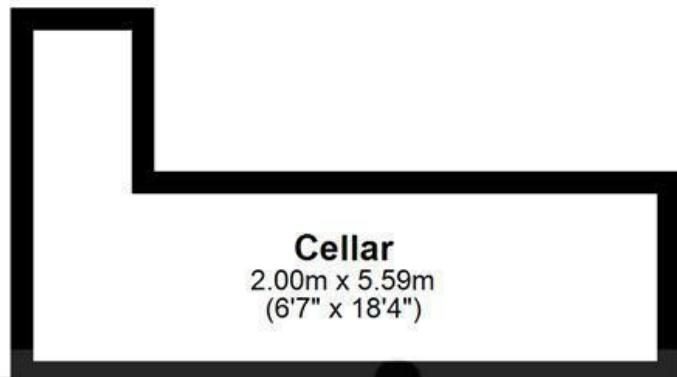
This two bedroom property could be ideal for a professional couple. It is located in the popular residential area of Lindley, with its various amenities and hospital, along with access to the M62 motorway network. The accommodation comprises an entrance hall, living kitchen, useful cellar and on the first floor, two bedrooms and a stylish bathroom. The property benefits from a gas-fired central heating system and is predominantly uPVC double glazed. Externally, at the front of the property, there is a paved and walled garden area.

**Baker Street,  
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**Floorplan**

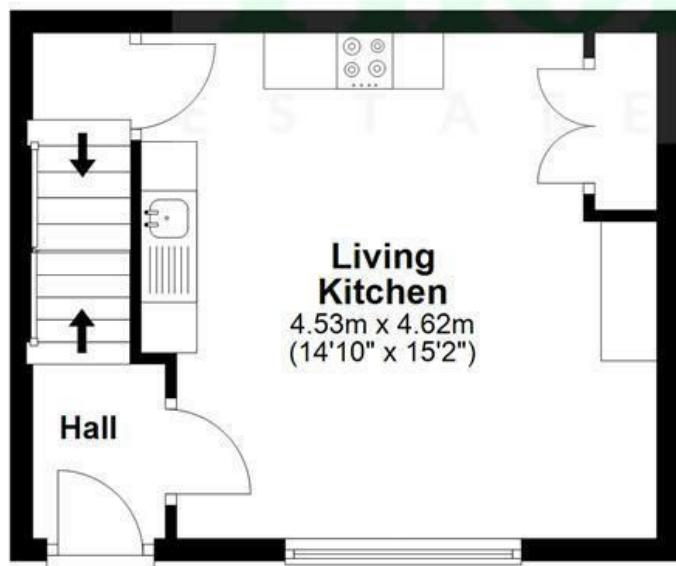
## **Basement**



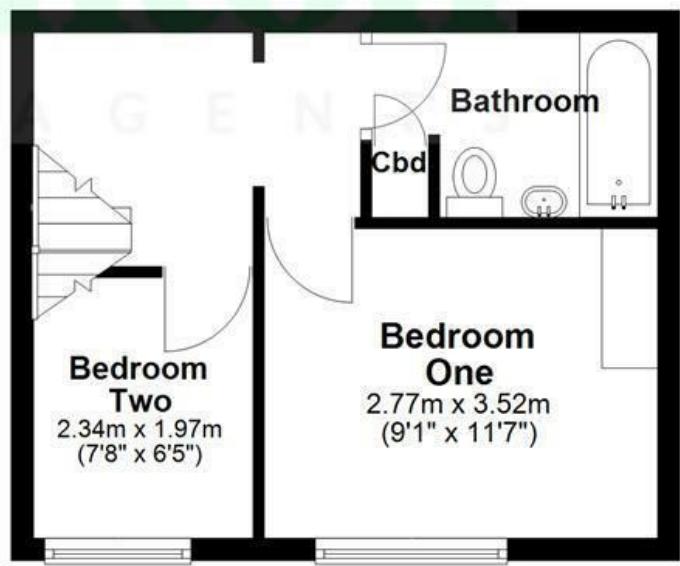
# Martin

## Thornton

### **Ground Floor**



### **First Floor**



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

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### **Entrance Hall**

A uPVC door with double-glazed inserts opens to the entrance hall, where there is style laminate style flooring, hanging hooks for coats, a ceiling light point and a radiator. A staircase leads to the first floor landing. A timber door gives access to the living kitchen.

### **Living Kitchen**



The kitchen area has a range of recently fitted wall and base cupboards, drawers, roll-edge worktops with brick style tiled splashbacks and a stainless steel sink. Integrated appliances include an oven and hob. There is laminate style flooring and plumbing for a washing machine. The living area is carpeted and has a useful, shelved storage cupboard and a TV plinth. A timber door gives access to a useful cellar.

### **Cellar**

The cellar has power, lighting and space for storage.

### **First Floor Landing**

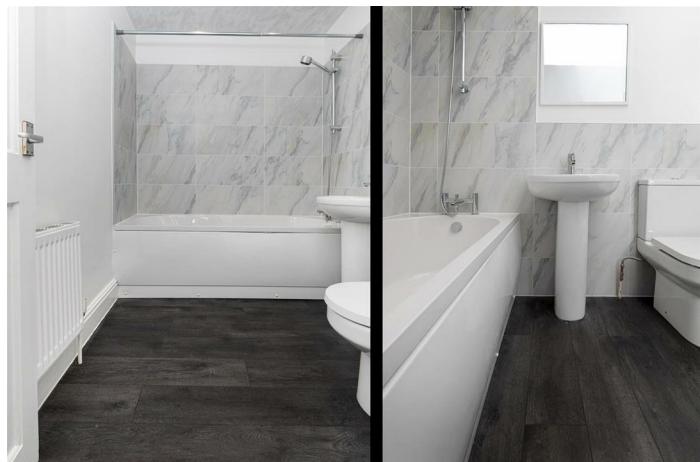
From the entrance hall, a staircase leads to the first floor landing, which has a ceiling light point and a radiator. Access can be gained to the following rooms:

### **Bedroom One**



This double bedroom is positioned at the front of the property and has a ceiling light point and a radiator. There is plenty of space for freestanding furniture, grey carpeting and a uPVC double-glazed window.

### **Bathroom**



The bathroom has a white suite comprising a panelled bath with a mains fed shower over, a pedestal wash hand basin with mixer tap and a low-level WC. There is laminate style flooring, appropriate tiling to the walls, an aqua boarded ceiling, ceiling downlighting, an extractor fan and a radiator. It has a useful storage cupboard, perfect for linen, etc.



**Bedroom Two**



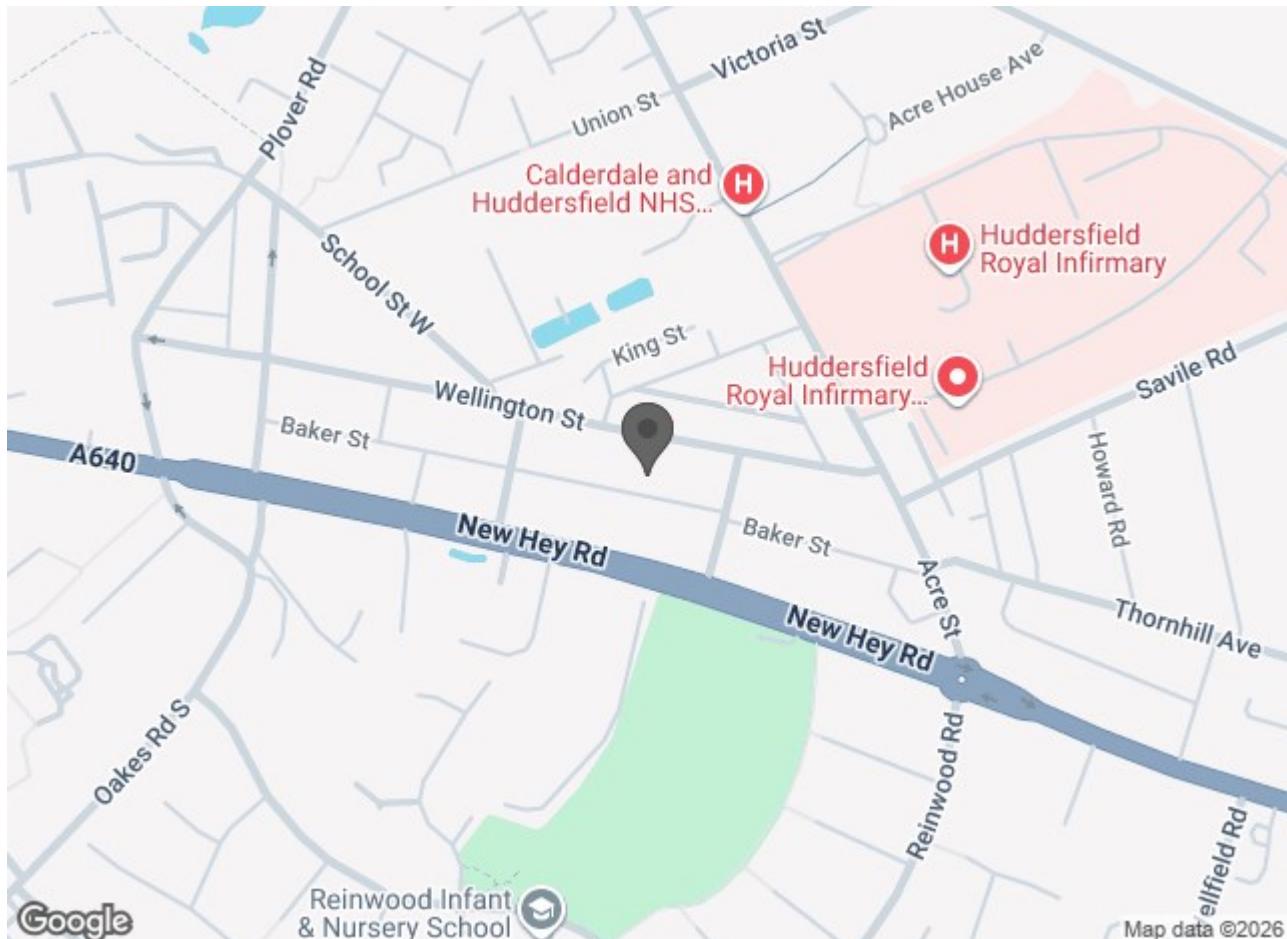
This bedroom has a uPVC double-glazed window and would make an ideal work-from-home study. It has a ceiling light point, a radiator and grey carpeting.

**External Details**

To the front of the property there is a paved and walled garden area.

# Baker Street, Huddersfield,

Directions



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**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.

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