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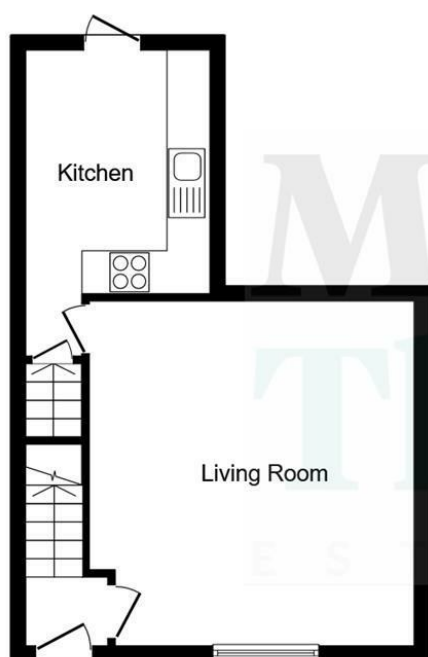
**Baker Street, Lindley
Huddersfield,**

£775 Per month

This two/three-bedroom terraced property is located within the popular residential area of Lindley, with its various bars, restaurants and amenities. It may prove suitable to a professional couple looking to access the nearby M62 motorway network, or an expanding buyer due to recommended schooling. The accommodation comprises an entrance hall, living room, kitchen with some integrated appliances, and useful keep cellar. On the first floor are two bedrooms, house bathroom and an attic room. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is a walled garden area and, to the rear, a fenced rear garden area enjoying a southerly aspect.

Baker Street, Lindley Huddersfield,

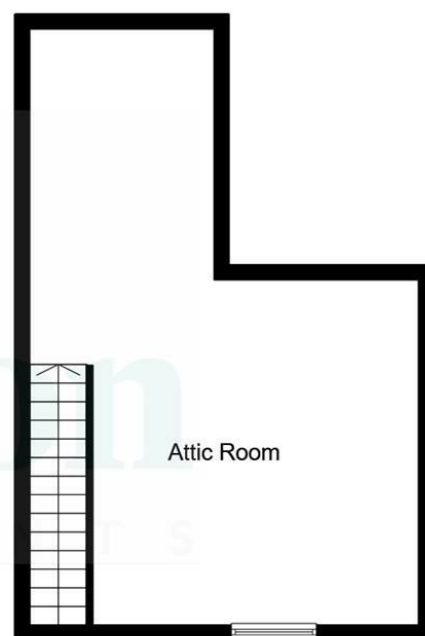
Floorplan



Ground Floor



First Floor



Second Floor

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

Baker Street, Lindley Huddersfield,

Details



Entrance Hall

A uPVC door with a double-glazed insert gives access to the entrance hall, where there is a ceiling light point and a staircase leading to the first floor landing. A timber and glazed door opens to the living room.

Living Room

This reception room is positioned at the front of the property and enjoys lots of natural light via a uPVC window to the front elevation. There is plenty of space for furniture, laminate style flooring, a ceiling light and a radiator. In one alcove is a useful storage cupboard. The focal point of the room is a stone hearth, home to an electric fire.

Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops, a stainless steel sink unit and tiled upstands. Integrated appliances comprise an oven and four-ring gas hob with overlying canopy style filter hood. There is plumbing for a washing machine and space for a freestanding fridge freezer. This room is home to the Main central heating boiler and has a continuation of the laminate style flooring and a ceiling point. A uPVC and glazed door gives access to the rear garden. A timber door gives access to a useful keep cellar.

First Floor Landing

From the entrance hall, the staircase rises to the first floor landing, where there is a ceiling light point.

Bedroom One

This double bedroom has a pleasant outlook via a uPVC window to the front elevation. It has a fitted wardrobe with hanging rails and shelving, along with space for furniture, a ceiling light point and a radiator. From here, a staircase gives access to the attic bedroom.

Attic Room

This room enjoys natural light via a Velux window. It has a ceiling light point and a radiator.

Bedroom Two

This double bedroom is positioned at the rear of the property and enjoys a pleasant outlook via a uPVC window. There is a ceiling light point and a radiator.

House Bathroom

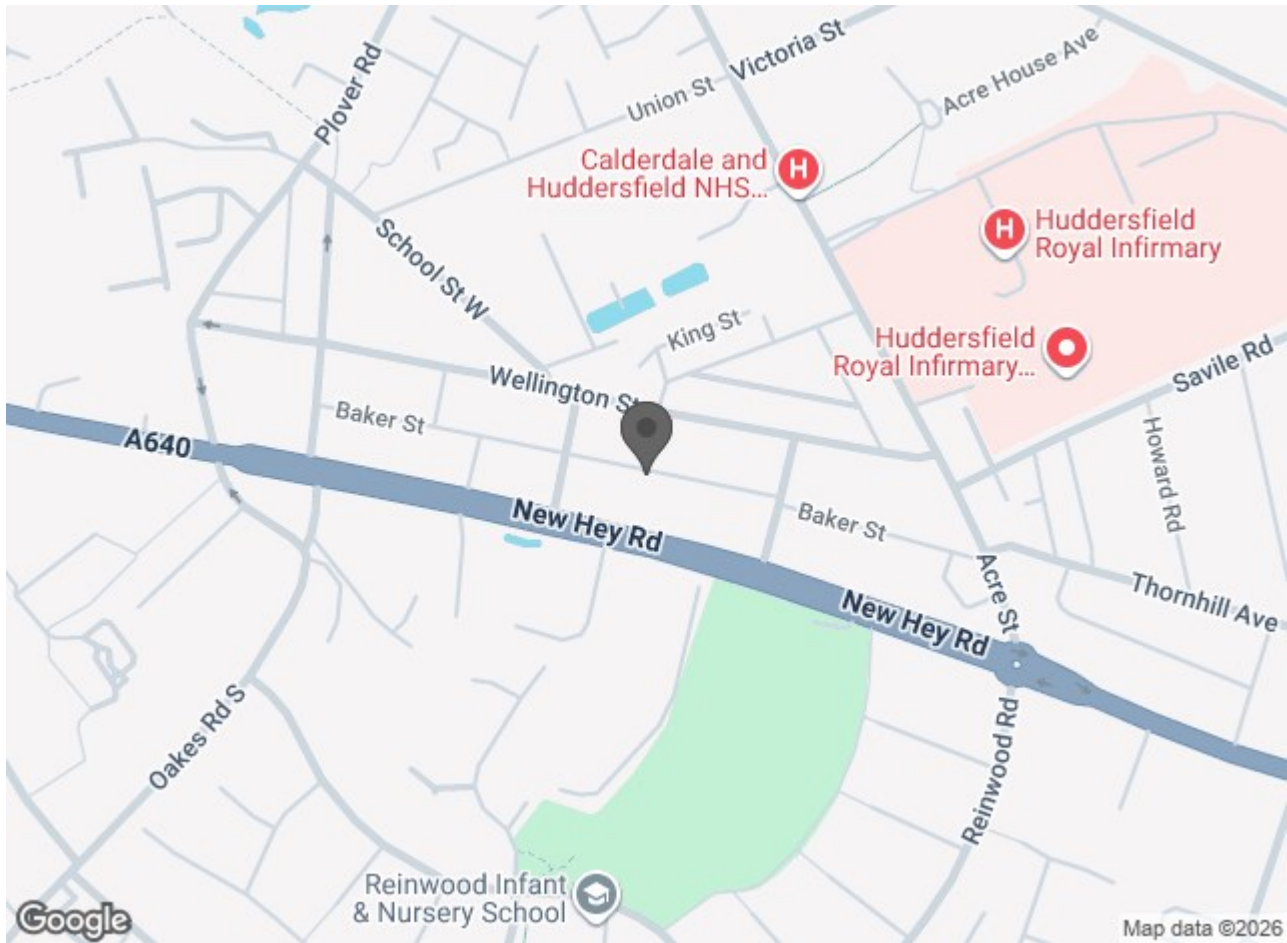
The white suite comprises a panelled bath with a shower screen and mixer taps rising to a shower head, a pedestal hand basin with overlying mixer tap and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, an LED mirror and an extractor fan.

External Details

At the front of the property, there is a walled courtyard area and a single step gives access to the front door. At the rear, there is a flagged and fenced garden area with an outside water point. The rear garden enjoys a southerly aspect.

Baker Street, Lindley Huddersfield,

Directions



**Baker Street, Lindley
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.