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Greenfield Avenue, Oakes Huddersfield, Yorkshire

£850 Per month

This well-presented two-bedroom end townhouse forms part of a small block of just four properties and benefits from both front and rear gardens, uPVC double glazing and gas-fired central heating.

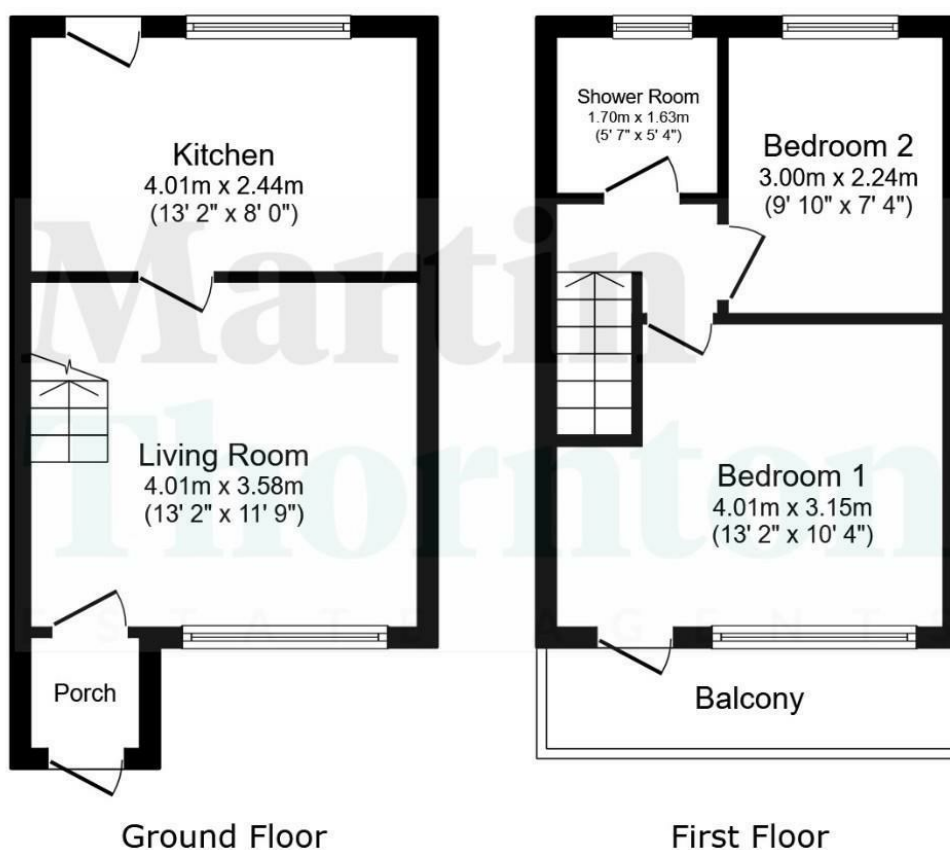
Situated in this popular residential area, the property enjoys convenient access to a range of local amenities, well-regarded schools and the motorway network, making it an attractive option for a variety of buyers.

The accommodation is arranged over two floors and briefly comprises: entrance porch, living room and kitchen fitted with a built-in oven and hob. To the first floor are two good-sized double bedrooms, with the principal bedroom benefiting from a door opening onto its own front-facing balcony, together with a shower room.

Externally, there are paved areas to both the front and rear. Vehicular access is available from the rear lane via twin gates, providing access to the rear garden, which could be utilised for off-road parking if desired.

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Huddersfield, Yorkshire**

Floorplan



Total floor area: 50.5 sq.m. (544 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

Greenfield Avenue, Oakes Huddersfield, Yorkshire

Details



Entrance Porch

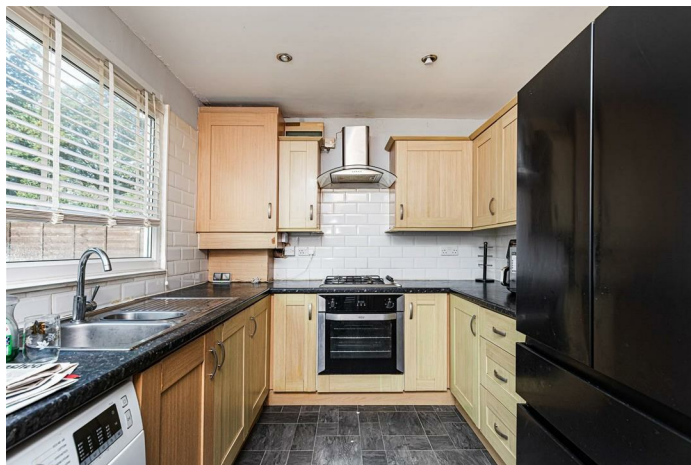
An external uPVC entrance door with the upper portion having an opaque glazed panel gives access to the entrance hall. This has laminate style flooring and a uPVC window to the side and from here a uPVC door opens to the living room.

Living Room



This is positioned to the front of the property and has a good sized reception room and is light and bright with a uPVC double glazed window to the front elevation. There is plenty of space for furniture there is herringbone style laminate flooring and on the left hand side a staircase rises to the first floor accommodation with a built in unit underneath with drawer storage. There is a radiator and a timber and glazed door leading into the kitchen.

Kitchen



Positioned to the rear of the property this room is the full width of the home and has units to high and low level with worktops and brick effect style splashbacks. There is a four ring gas hob, built in oven beneath and a canopy style filter hood, space for a freestanding fridge freezer and underneath the worktop there is plumbing for an automatic washing machine. Concealed is the boiler for the gas fired central heating system. There is a one and half bowl stainless steel sink unit with single drainer and mixer tap. There is a uPVC window and an external uPVC door leading out to the rear garden. There is an upright ladder style radiator and ceiling downlighting.

First floor landing

From the living room the staircase rises to the first floor landing.

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Details



Bedroom One



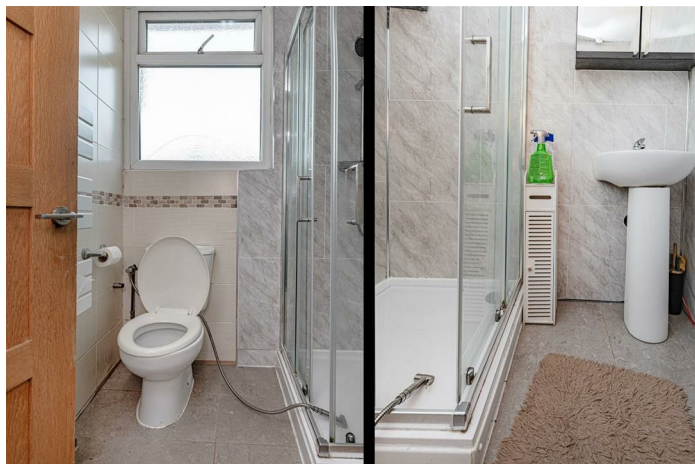
Positioned to the front of the property, it is a large double sized room with plenty of space for furniture. There is a useful built in storage cupboard over the bulk head, uPVC glazing and a uPVC door leading onto the front facing balcony. There is also a radiator.

Bedroom Two



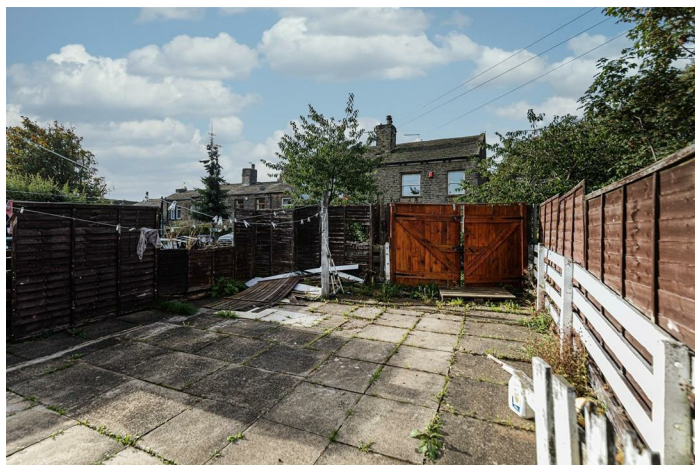
This is positioned to the rear of the property and is also a double size room. It has a uPVC window and a radiator.

Shower Room



The shower room is fitted with a corner shower cubicle, featuring glazed door openings and a shower fitting with an overhead waterfall-style shower head. There is also a pedestal wash hand basin and a low-level WC. The room is finished with a combination of wall tiling and aqua panelling, complemented by a contrasting tiled floor. The panelled ceiling incorporates recessed downlighting, while an opaque uPVC window provides natural light and privacy. A ladder-style radiator completes the room.

External Details



Immediately to the front of the property is a low-level perimeter wall with a metal gate providing access onto the pathway. A pathway runs along the right-hand side of the property, with a paved pathway continuing through to the rear garden. There are twin gates to the rear of the garden

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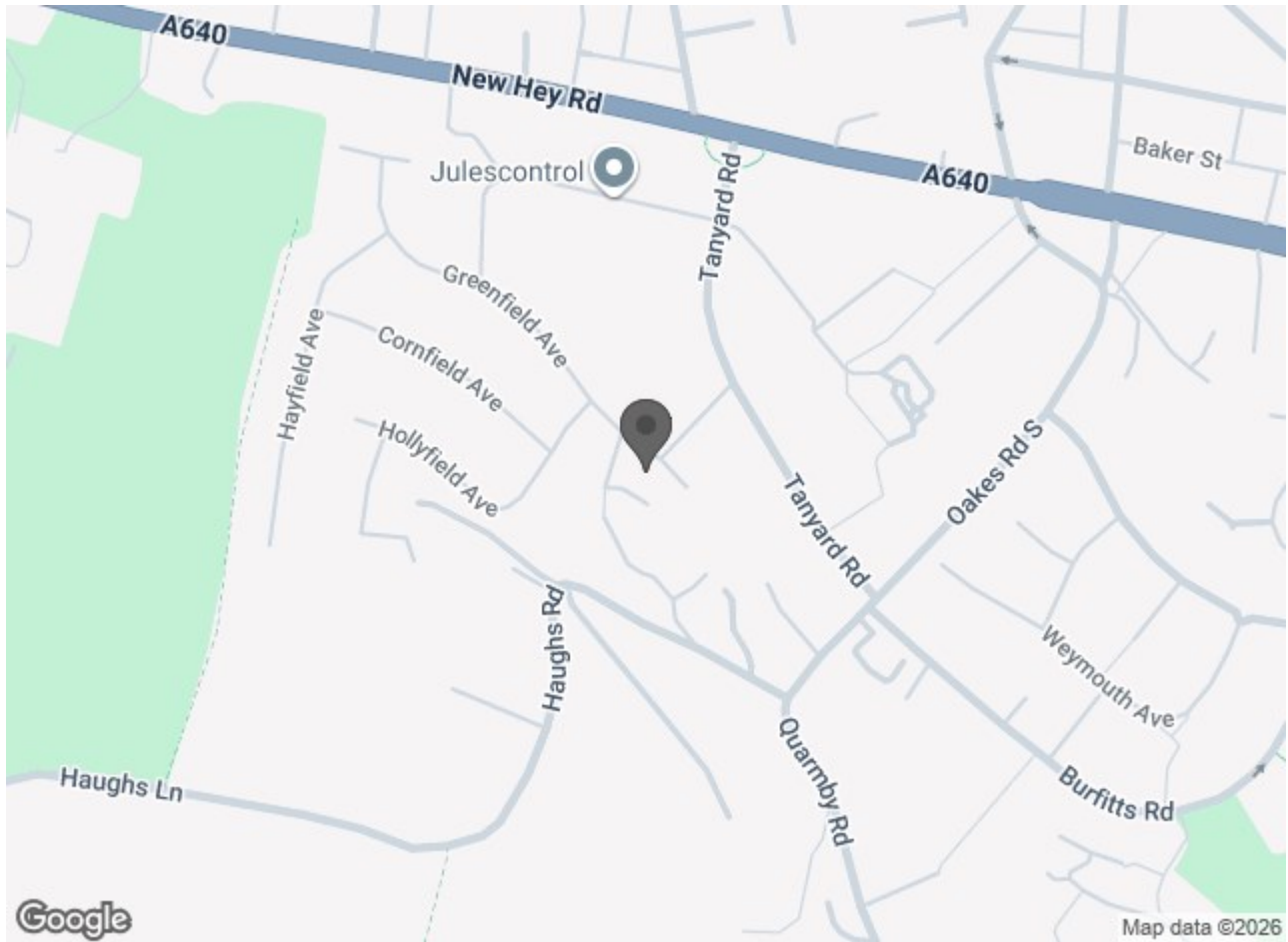
Details



which provide vehicular access to the paved rear garden,
which offers the potential to be utilised as off-road parking.

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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.