

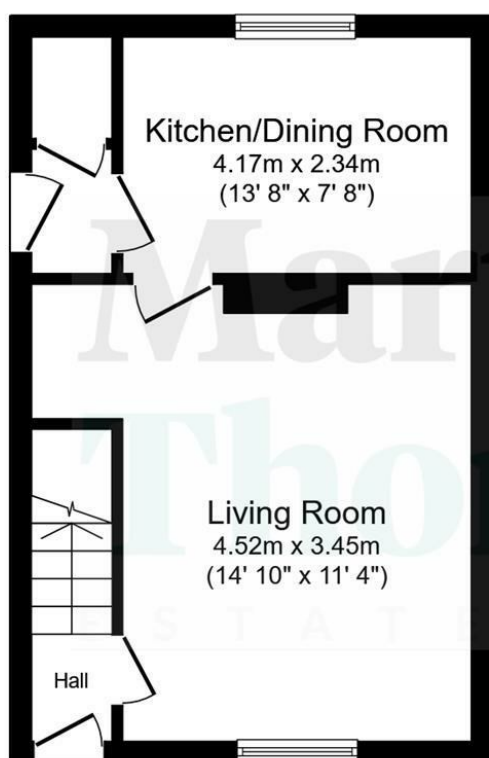
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## Burfitts Road, Oakes Huddersfield,

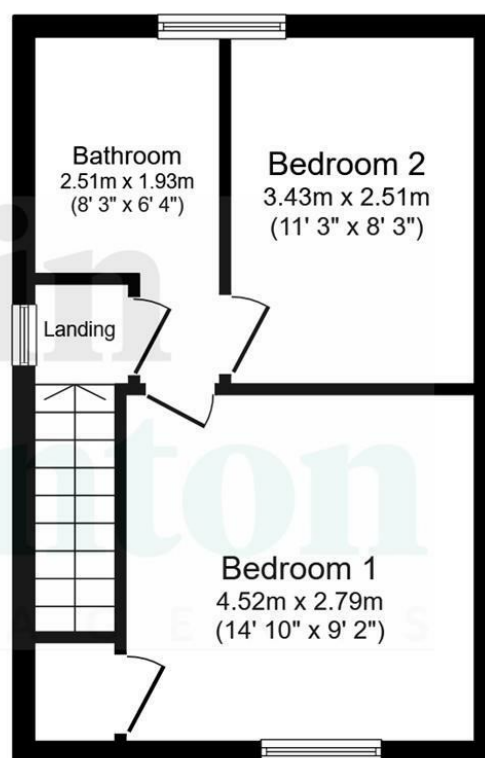
**£875 Per month**

This two double bedroom semi-detached property is located to the popular residential area of Oakes. It may prove suitable to a professional couple and small family looking to access the nearby M62 motorway network, or nearby Lindley Village with its various bars, restaurants and amenities. The accommodation comprises an entrance hall, living room, breakfast kitchen and side entrance with storage areas. On the first floor are two double bedrooms and a house bathroom. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is a lawned garden area and a flagged pathway, which continues around the side of the property. The rear lawned garden is fenced and walled. The property has undergone a recent programme of modernisation, including rewiring and a new central heating boiler.



**Ground Floor**

Floor area 30.3 sq.m. (326 sq.ft.)



**First Floor**

Floor area 30.3 sq.m. (326 sq.ft.)

**Total floor area: 60.5 sq.m. (652 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)

# Burfitts Road, Oakes Huddersfield,

## Details



### Entrance Hall

A uPVC door with decorative double-glazed inserts opens to the entrance hall, where there is an alarm system and a ceiling light point. A staircase leads to the first floor landing and a timber door gives access to the living room.

### Living Room

This reception room is positioned at the front of the property and has a uPVC double-glazed window overlooking the garden. There are three wall light points, coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a wall-mounted electric fire. A timber door gives access to the breakfast kitchen.

### Breakfast Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include an oven and a four-ring gas hob with an overlying canopy style filter hood. There is space for a freestanding fridge freezer, a breakfast bar area, brick style tiled surrounds, ceiling downlighting and a radiator. A uPVC double-glazed window overlooks the rear elevation. There is a useful pantry with shelving. A timber door leads to the side entrance.

### Side Entrance

A uPVC double-glazed door gives access to the side of the property. The side entrance has hanging hooks for coat storage, useful under stairs storage and a cupboard housing the electric fuse box. This area is home to the Vokera central heating boiler.

### First Floor Landing

From the entrance hall, a staircase rises to the first floor landing, where there is a uPVC double-glazed window to the side elevation and access to loft space.

### Bedroom One

This double bedroom is positioned at the front of the property and has a pleasant outlook over the garden via a uPVC double-glazed window. There is a wardrobe with hanging rails and shelving, a ceiling light point and a radiator.

### Bedroom Two

This double bedroom is positioned at the rear of the property and has a pleasant outlook over the garden and beyond via a uPVC double-glazed window. There is a useful overhead storage cupboard, a ceiling light point and a radiator.

### House Bathroom

The bathroom has a white suite comprising a panelled bath with twin taps and a Triton electric shower over, a vanity hand wash basin with storage below and a low-level WC with a concealed cistern. There is vinyl style flooring, brick style tiled walls, an extractor fan, a ceiling light point and a radiator. A uPVC double-glazed window overlooks the rear elevation.

### External Details

At the front of the property, a wrought iron gate gives access to a flagged pathway and a lawned garden with mature shrubbery borders. The pathway continues down the side of the property to the rear garden, where there is a fenced and walled lawned area. There is outside security lighting and a patio seating area, perfect for outdoor entertaining.

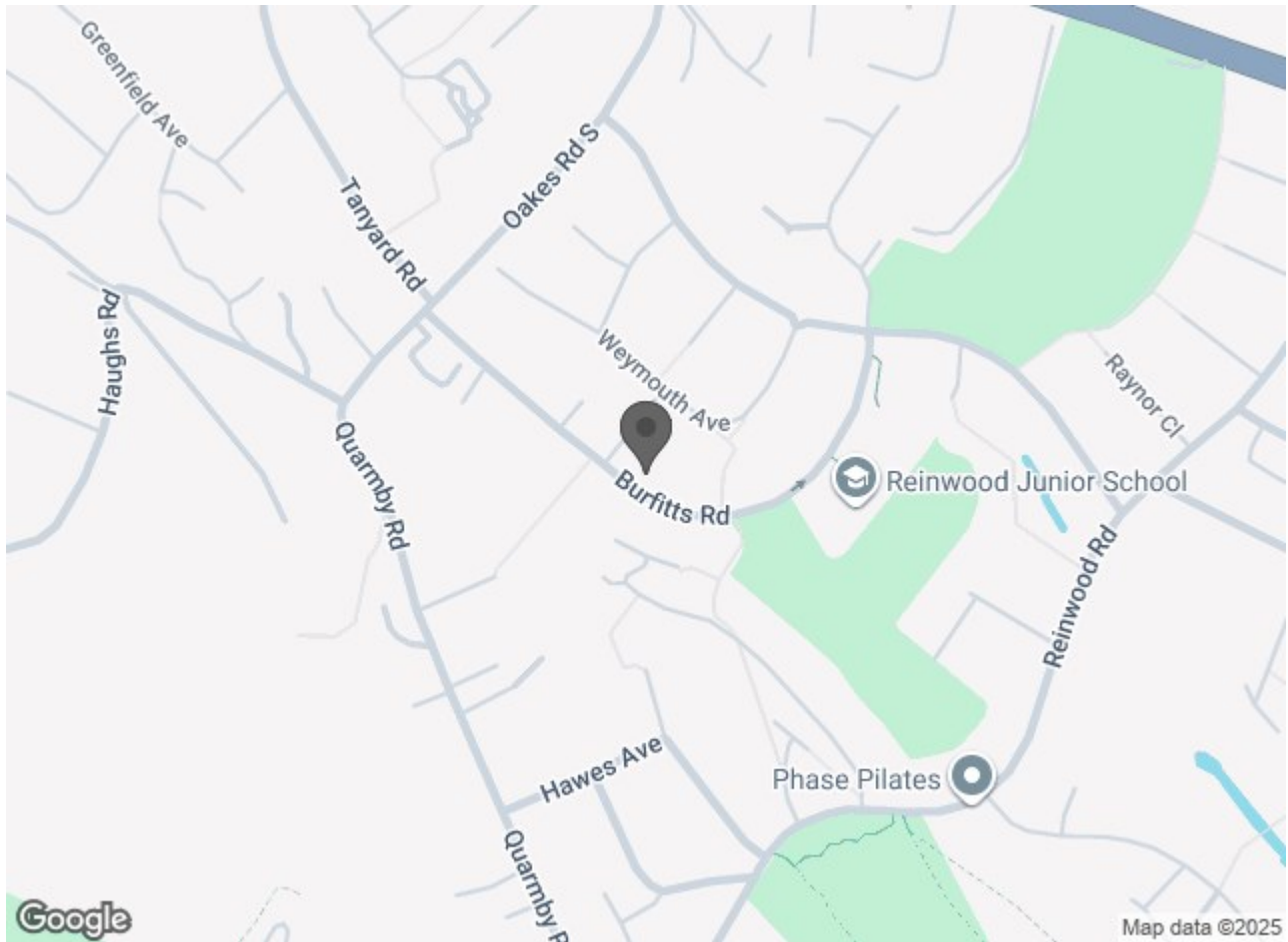
### Tenure

The vendor has informed us that the property is Freehold.



# Burfitts Road, Oakes Huddersfield,

Directions



**Burfitts Road, Oakes  
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.