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## **Greenfield Avenue, Oakes Huddersfield, Yorkshire**

**£850 Per month**

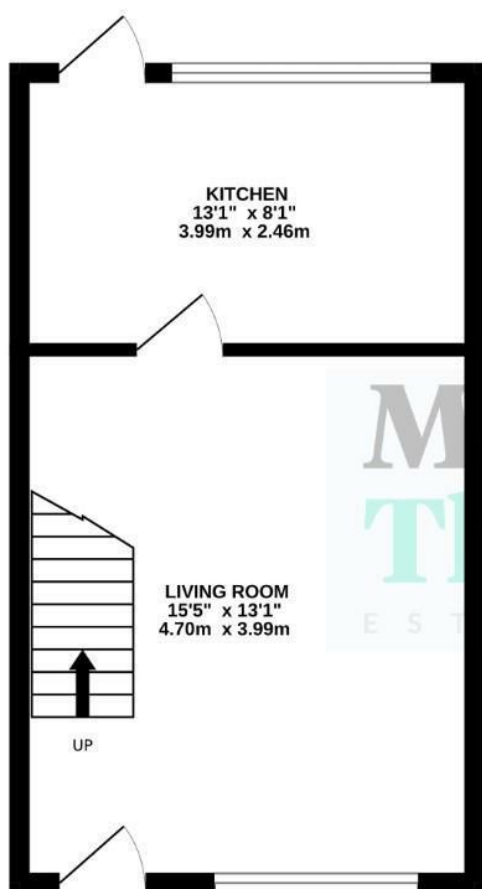
Located to this popular residential area, is this two double bedroomed through terrace house. The property is conveniently situated within a short distance of Huddersfield town centre and Lindley village and the M62 motorway networks serving both Leeds and Manchester city centres. The property briefly offers accommodation comprising of living room, kitchen with some integrated appliances and to the first floor, two double bedrooms and a house bathroom. The property enjoys a gas central heating system and is fully uPVC double glazed. Externally, there is off road parking to the front elevation and to the rear, there is a fenced enclosed Indian slate patio garden.

# Greenfield Avenue, Oakes Huddersfield, Yorkshire

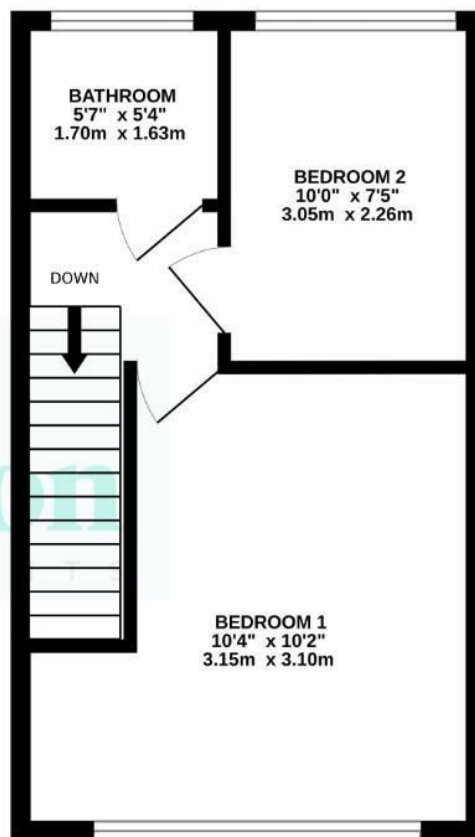
## Floorplan



GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Greenfield Avenue, Oakes Huddersfield, Yorkshire

## Details



### Entrance Hall



A uPVC and double glazed door opens to the living room where there is lots of light courtesy of two uPVC double glazed windows. A balustrade and spindle staircase rises to the first floor and there is a ceiling light point and a radiator and the focal point of this room is this ornate style fire surround and a marble effect inset and hearth home to an electric stove. An oak panel door leads through to the kitchen.

### Kitchen

Set to the rear of the property, the kitchen has a range of base cupboards, drawers, roll edge work tops with some tile splashbacks, inset stainless steel sink unit with mixer tap and integrated appliances including a split level hob and oven with an overlying extractor hood. There is plumbing for an automatic washing machine, radiator along with inset downlights to ceiling and this room is home to the Instinct central heating boiler. A double glazed door along with several double glazed windows looks out and indeed leads onto the rear patio garden.

### First floor landing

From the living room the balustrade and spindle staircase rises to the first floor landing where there is a ceiling light point along with access to loft space.

### Bathroom



Having a white suite comprising of; low flush WC, pedestal hand basin with chrome mono bloc tap over. there is a panelled bath with a matching mono bloc tap and overlying triton electric shower. The walls are tiled with a contrasting tiled flooring with inset downlights to ceiling, and additional light comes from the rear via uPVC double glazed window.

### Bedroom Two



This double bedroom is set to the rear of the property and has two uPVC double glazed windows looking down to the garden below. There is a central ceiling light point and a radiator.

### Bedroom One



This double bedroom is set to the front of the property and has four double glazed windows looking out onto Greenfield Avenue. There are wall length fitted wardrobes with various hanging rails and shelving options, ceiling light point and a radiator.

### External Details

# Greenfield Avenue, Oakes Huddersfield, Yorkshire

## Details

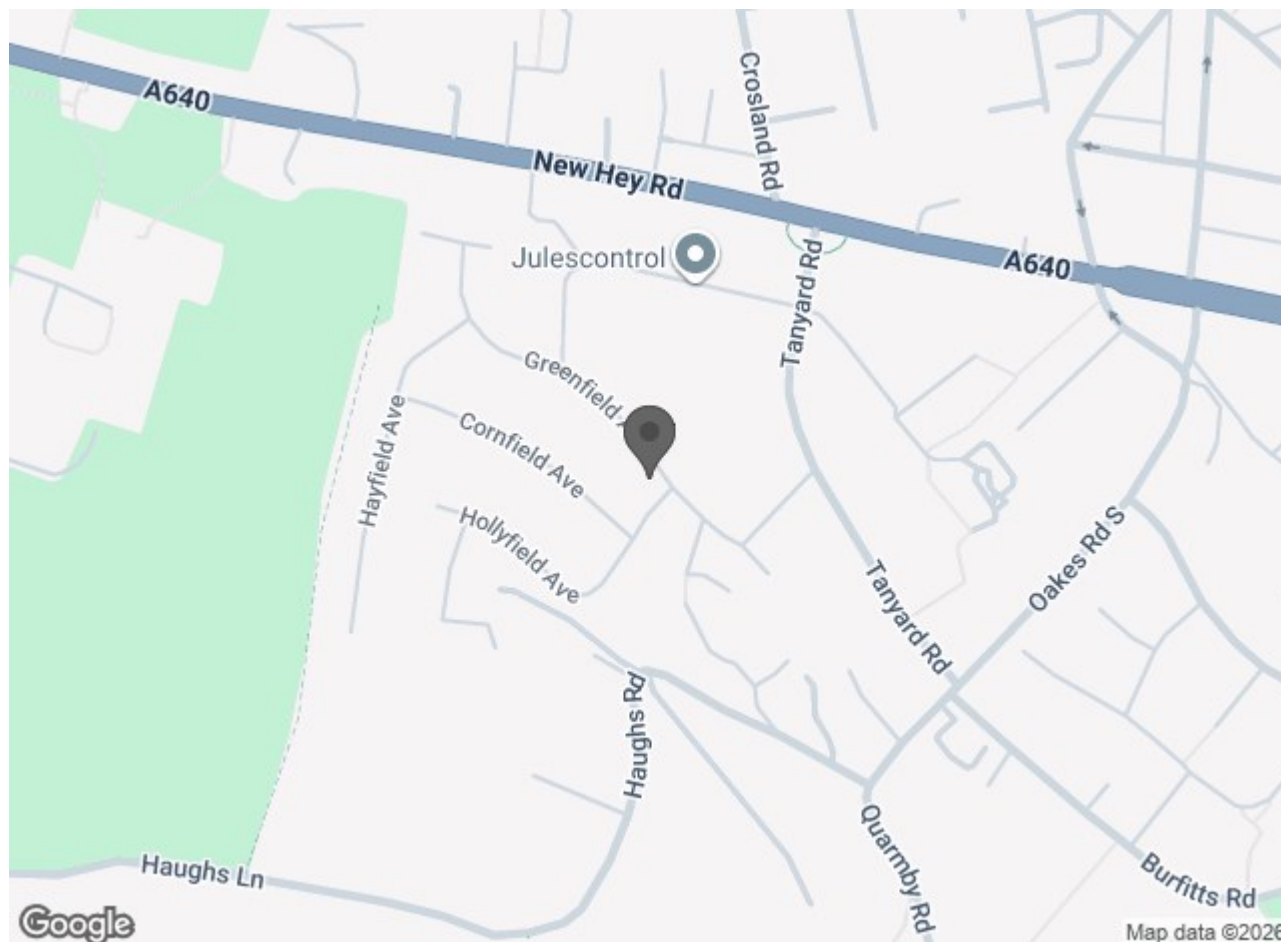


To the front of the property, there is a concrete driveway and to the rear there is a fenced enclosed Indian slate patio garden.



# Greenfield Avenue, Oakes Huddersfield, Yorkshire

Directions



## **Greenfield Avenue, Oakes Huddersfield, Yorkshire**

**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.