

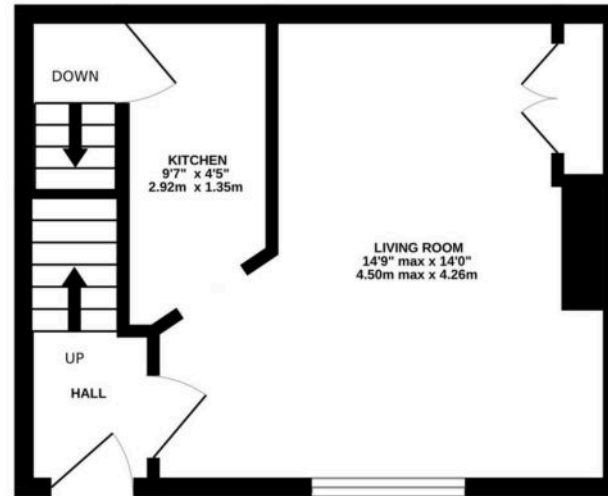


**16 Baker Street, Huddersfield**  
Huddersfield

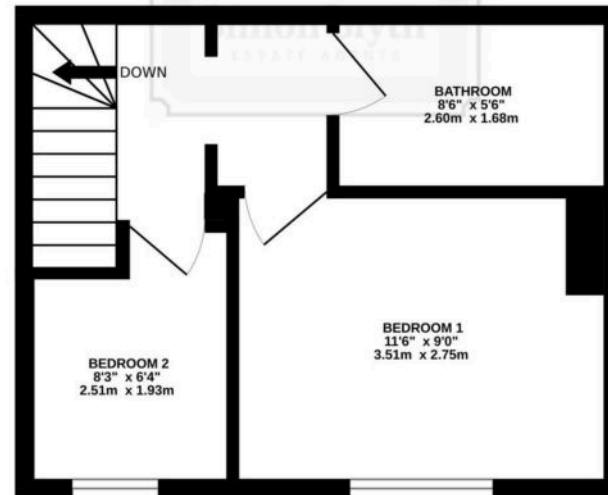
Offers in Region of **£97,000**



## GROUND FLOOR



## 1ST FLOOR



BAKER STREET

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## 16 Baker Street

Lindley, Huddersfield

Front facing stone terraced overlooking a small south facing garden screened from the road by timber fence.

The property would make an ideal purchase for someone looking to take their first steps on the property ladder or alternatively as a buy to let investment.

Baker Street is an appealing stone cobbled road which runs parallel to New Hey Road and is convenient for a variety of local amenities and just a short drive from J23 And J24 of the M62. There is a gas central heating system, pvcu double glazing and briefly comprising to the ground floor entrance lobby, living room and kitchen. Basement with cellar. First floor landing leading to two bedrooms and a bathroom.





### **Ground Floor Entrance Lobby**

With pvcu and frosted double glazed door with frosted pvcu double glazed window over, there is a ceiling light point, cloaks rail, central heating radiator, tiled floor and staircase rising to the first floor. To one side a timber panelled door opens into the living room.

### **Living Room**

14' 9" x 14' 0" (4.50m x 4.27m)

With a pvcu double glazed window enjoying a southerly aspect, ceiling light point, central heating radiator, fireplace, tv plinth and to the left hand side of the chimney breast there are fitted storage cupboards. To one side a doorway gives access to the kitchen.

### **Kitchen**

9' 7" x 4' 5" (2.92m x 1.35m)

With ceiling light point, ceiling coving, extractor fan, base and wall cupboards, worktops, inset single drainer stainless steel sink, tiled splash backs, electric cooker point and plumbing for automatic washing machine. From the kitchen a door gives access to the basement.



### **Basement**

With useful cellar which houses the central heating boiler. First Floor landing with ceiling light point, loft access and central heating radiator. From the landing access can be gained to the following rooms..-

## First Floor

### Bedroom One

11' 6" x 9' 0" (3.51m x 2.74m)

With a pvcu double glazed window, central heating radiator, ceiling light point and chimney breast.

### Bedroom Two

8' 3" x 6' 4" (2.51m x 1.93m)

with pvcu double glazed window, ceiling light point, central heating radiator and bulk head.

### Bathroom

8' 6" x 5' 6" (2.59m x 1.68m)

With ceiling light point, extractor fan, part tiled walls, tiled floor, storage cupboard and fitted with a suite comprising panelled bath, pedestal wash basin and low flush WC.

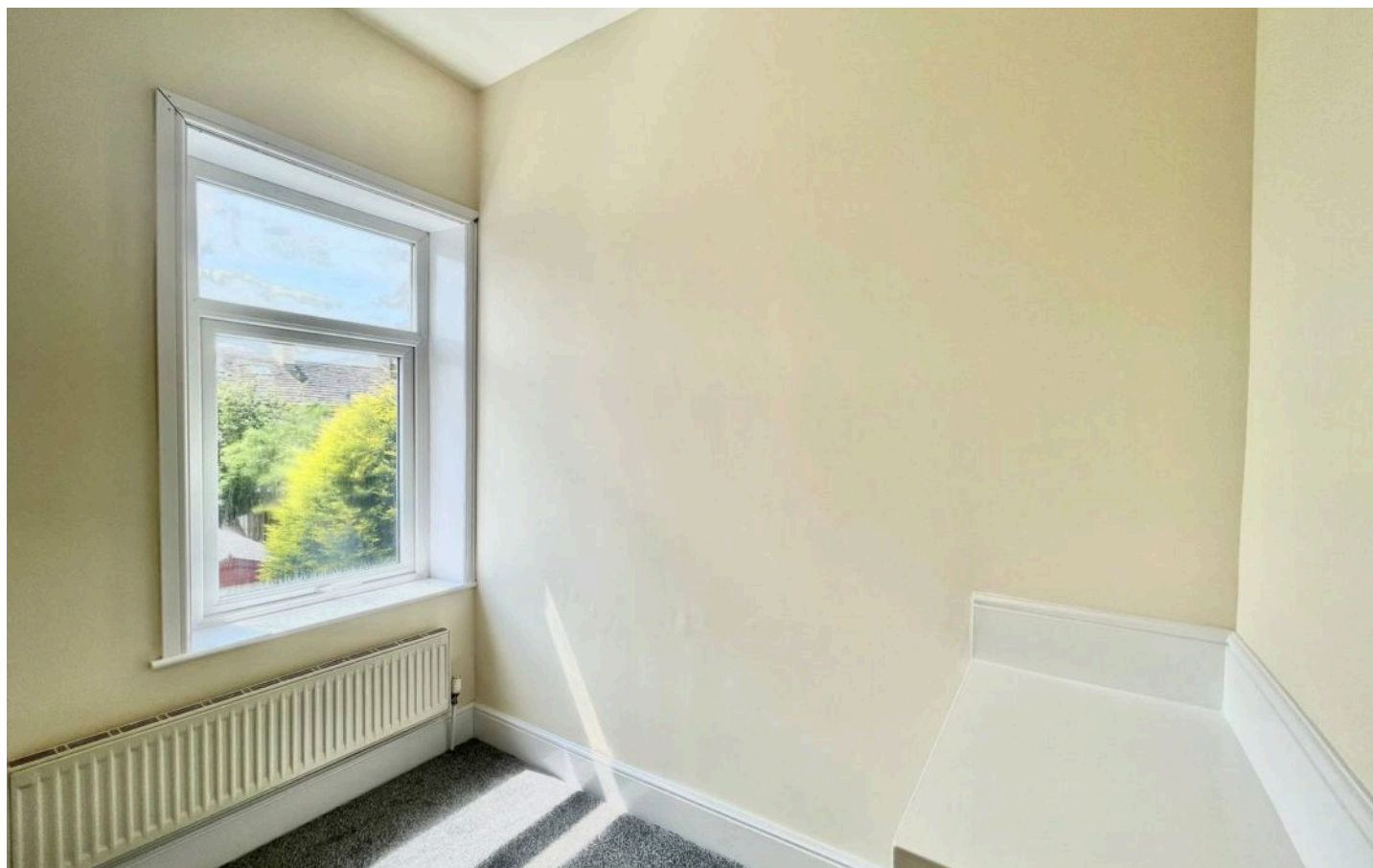
### Garden

The property has a small south facing garden which is flagged together with planted shrubs and screened by timber fence and hand gate.

### ADDITIONAL DETAILS

THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM.

THE PROPERTY HAS PVCU DOUBLE GLAZING





**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

**BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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Monday to Friday – 8:45 am to 5:30 pm

Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm





## Simon Blyth Estate Agents

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