



Oakway, Birkenshaw  
£795 pcm

Charming two-bed mid-town house situated in a popular location, close to local amenities and sought-after schools. This well-presented home offers a lounge, dining kitchen, two double bedrooms, front and rear gardens, parking space, double glazing and gas central heating.

## Energy Efficiency Rating

|                                                                         | Current                    | Potential                                                                             |
|-------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92-100) A</b> |                            |                                                                                       |
| <b>(81-91) B</b>                                                        |                            |                                                                                       |
| <b>(69-80) C</b>                                                        |                            |                                                                                       |
| <b>(55-68) D</b>                                                        | <b>68</b>                  |                                                                                       |
| <b>(39-54) E</b>                                                        |                            |                                                                                       |
| <b>(21-38) F</b>                                                        |                            |                                                                                       |
| <b>(1-20) G</b><br><i>Not energy efficient - higher running costs</i>   |                            |                                                                                       |
| <b>England &amp; Wales</b>                                              | EU Directive<br>2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

|                        |                                                                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Viewing                | Strictly by appointment with Barford Property - Barford Property                                                                          |
| Reference              | Telephone 01274 877258<br>10092<br>Council Tax Band: A (Kirklees Council)<br>Deposit: £915<br>Holding Deposit: £180                       |
| Additional Information | Garden details: Enclosed Garden, Rear Garden<br>Electricity supply: Mains<br>Heating: Gas Mains<br>Water supply: Mains<br>Sewerage: Mains |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.