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Luck Lane, Paddock Huddersfield,

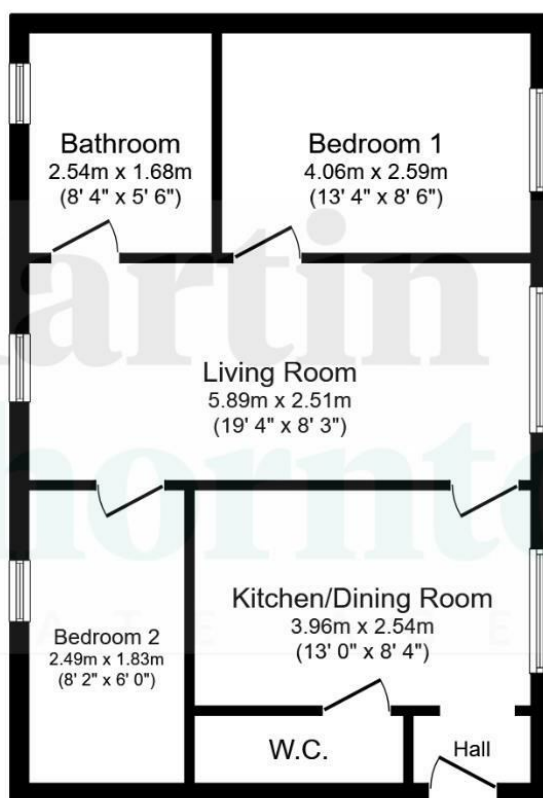
£650 Per month

This two-bedroom ground floor apartment is ready for immediate occupation. It has a light and bright interior and is perfectly placed for amenities in nearby Marsh and Lindley, along with public transport networks and the nearby hospital. The accommodation comprises an entrance lobby, dining kitchen, separate living room, bathroom, separate WC and two bedrooms. It provides an ideal commuting location in this popular area.

The property has a gas-fired central heating system and uPVC double-glazing.

**Luck Lane, Paddock
Huddersfield,**

Floorplan



Floor Plan

Total floor area: 49.8 sq.m. (536 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

Luck Lane, Paddock Huddersfield,

Details



Entrance Lobby

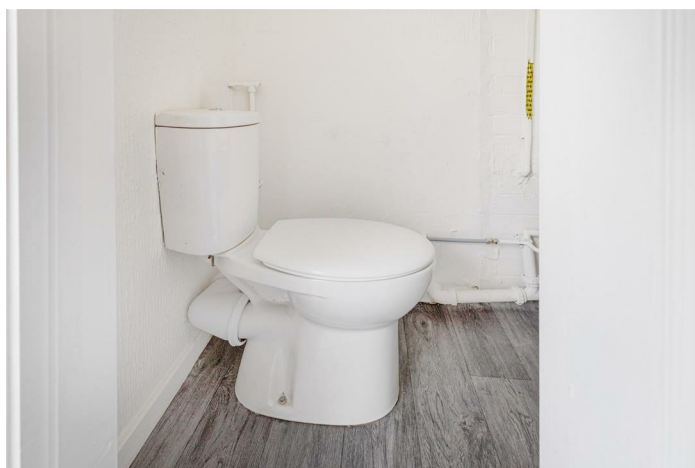
An external uPVC door with a glazed panel gives access into the entrance lobby, which has a robust mat style carpet and an archway leading to the dining kitchen.

Dining Kitchen



This room has wall cupboards and base units, a stainless steel sink with single drainer and brick style tiled splashbacks. There is space and plumbing for an automatic washer and space for a freestanding cooker. The room has grey cushion vinyl flooring, a wide uPVC window to the side elevation and a radiator. A door leads into the living room.

WC/store area



Off the dining kitchen, a door gives access to the toilet, which has a low-level WC. This area provides useful storage and houses the boiler for the central heating system.

Living Room



This room runs the full length of the property and has neutral decor and grey carpeting. It is light and bright with uPVC windows to either end. There is plenty of space for furniture and a radiator. A door leads to bedroom one.

Bedroom One



This double bedroom has plenty of space for furniture, a side uPVC window and a radiator.

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Details

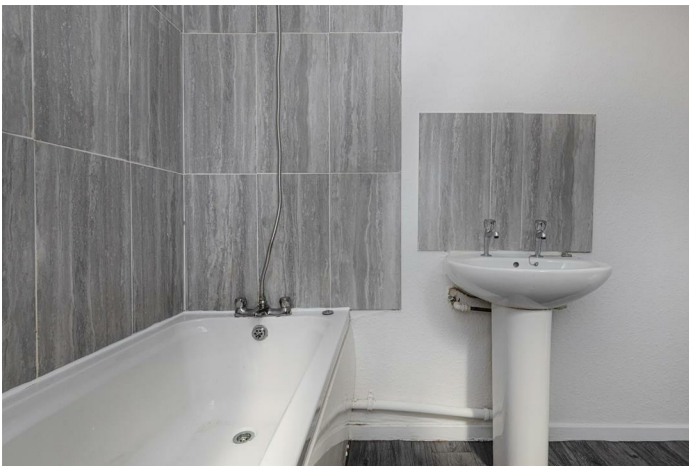


Bedroom Two



This single bedroom could also be utilised as a home office. It has a high level uPVC window, neutral decor, grey carpeting and a radiator.

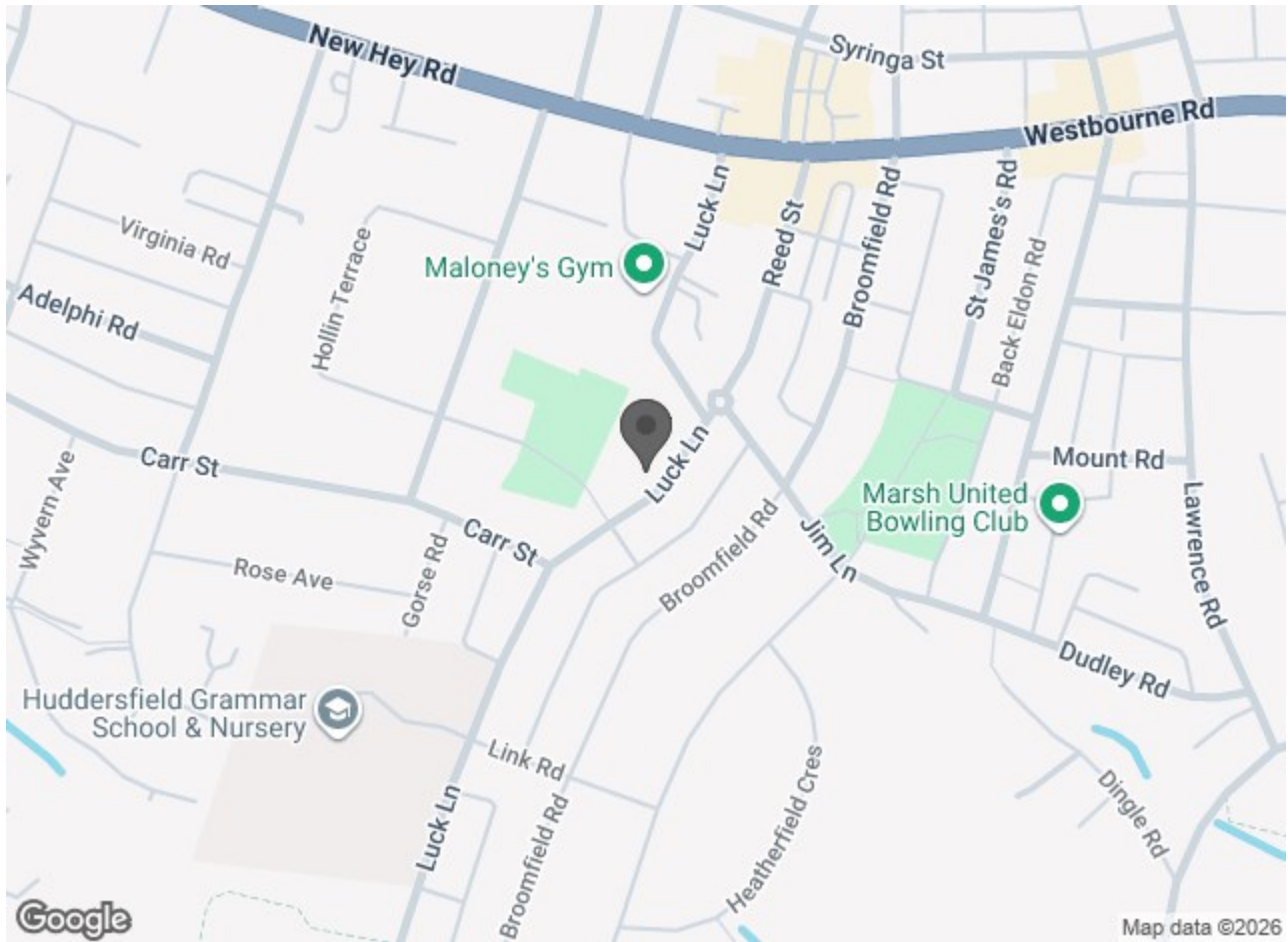
House Bathroom



The bathroom has a white two-piece suite comprising a pedestal wash hand basin with a tiled splash-back and a bath with a shower attachment from the mixer tap. There is appropriate tiling to the walls, a high level opaque uPVC window and a radiator.

Luck Lane, Paddock Huddersfield,

Directions



**Luck Lane, Paddock
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.