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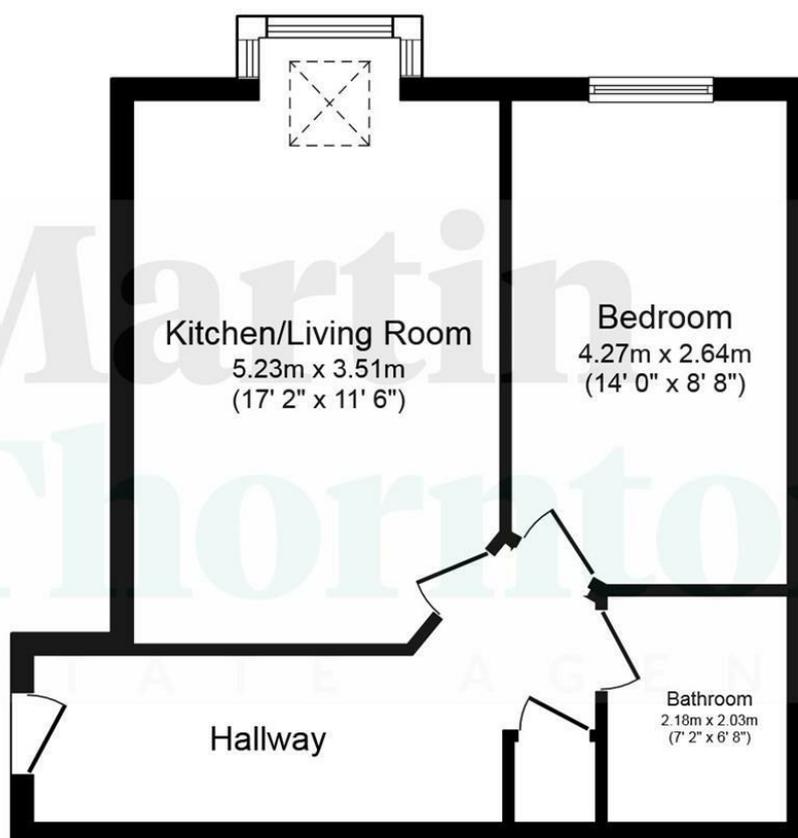
## **New Hey Road, Marsh Huddersfield,**

**£625 Per month**

This one double bed roomed first floor apartment is offered with the advantage of vacant possession. The property is conveniently situated midway between Lindley and the town centre, perfect for local transport and only a short distance from the hospital. It would make an ideal first purchase or buy-to-let investment. The accommodation comprises a communal entrance hallway with entry phone system, a private hallway, open plan living kitchen with built-in appliances and Juliette style balcony, a good sized double bedroom and a stylish bathroom. The property has electric heating and uPVC double glazing. Externally, there is an allocated parking space and visitor parking.

**New Hey Road, Marsh  
Huddersfield,**

**Floorplan**



**Floor Plan**

Total floor area 45.7 m<sup>2</sup> (492 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# New Hey Road, Marsh Huddersfield,

## Details



### Communal Entrance

An external communal door with entry phone system gives access into the building and steps lead up to the first floor where the apartment can be found.

### Entrance Hallway

An entrance door gives access to the apartment's long entrance hallway which has oak style laminate flooring, a wall mounted electric heater and the entry phone system. The hallway is perfect for storage of coats and shoes, etc., and houses the cylinder. A door leads into the living kitchen.

### Living Kitchen

This open plan room has uPVC double doors to a Juliette style balcony and a continuation of the oak style laminate flooring. The kitchen area has wall cupboards and base units. Integrated appliances include a Smeg oven and hob with a stainless steel splashback and canopy style filter hood. There is plumbing for an automatic washer, space for a freestanding fridge freezer and a further appliance. The stainless steel sink unit has a circular bowl and a mixer tap. The living area has space for furniture along with various sockets and two wall mounted electric heaters.

### Bedroom

This good sized double bedroom can easily accommodate a good amount of fitted or freestanding furniture and has a uPVC window and a radiator.

### Bathroom

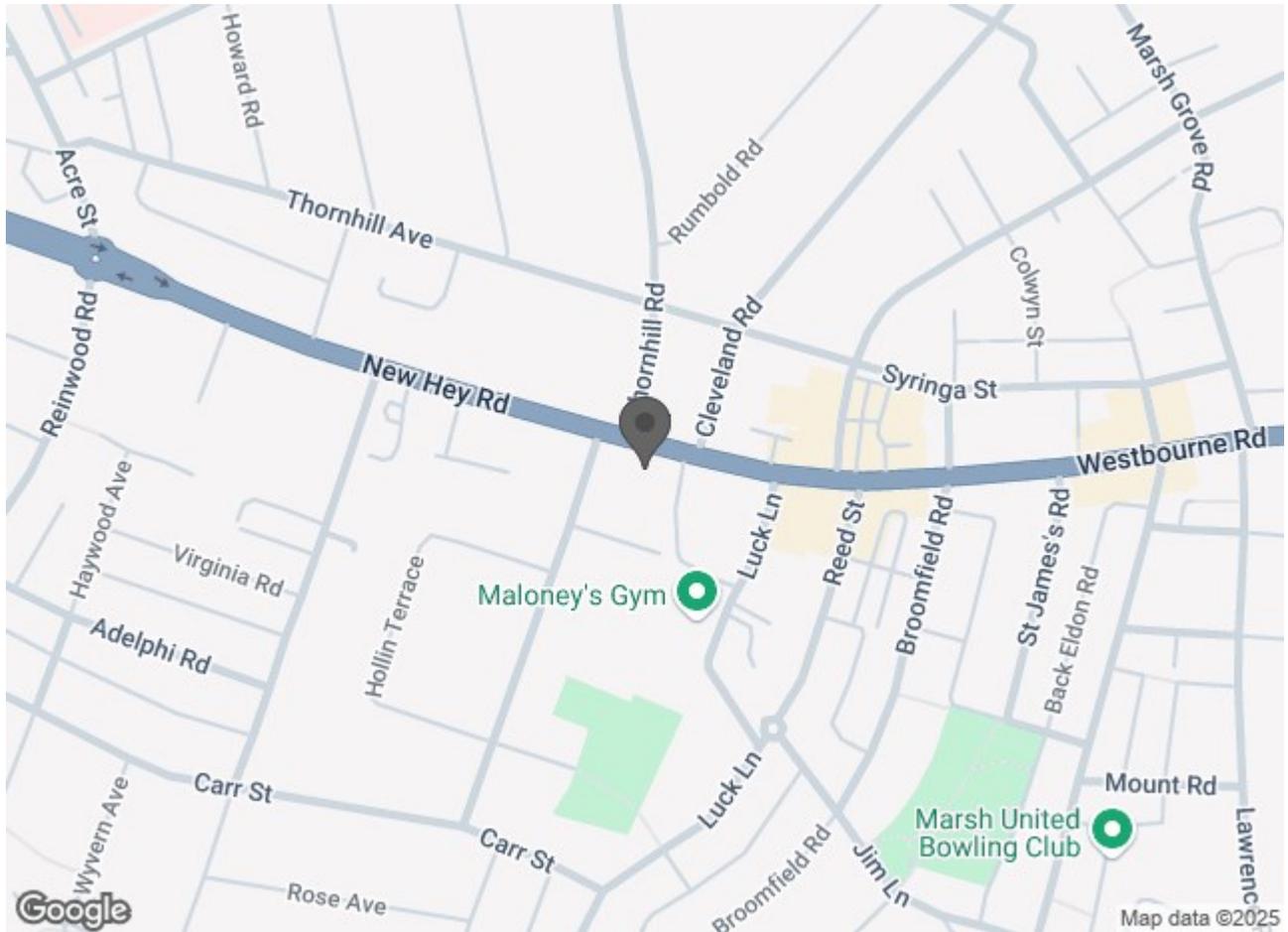
The bathroom has a white three-piece suite comprising a panelled bath with a wall mounted shower unit over and full height tiling, a pedestal wash hand basin and a low-level WC. There is half height tiling to the remaining walls, a wall mounted mirror, a toiletries cupboard and an electric chrome towel rail.

### External Details

There is an allocated parking space in the rear car park and additional visitor parking.

# New Hey Road, Marsh Huddersfield,

Directions



## **New Hey Road, Marsh 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.