Martin Thornton
ESTATE AGENTS

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Laund Croft, Huddersfield,

£1,295 Per month

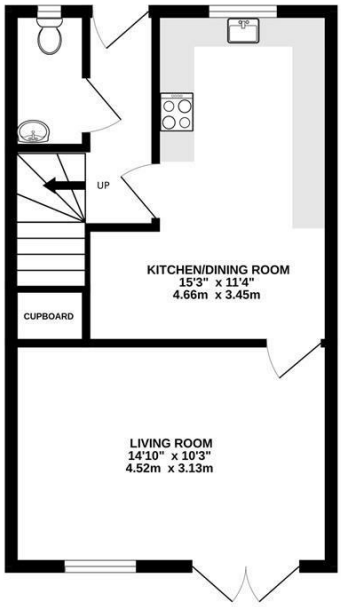
Enjoying a pleasant cul-de-sac setting among other contemporary homes is this three double bedroomed end town house, ideally placed for local amenities such as a shopping centre, well-regarded schooling and access to the M62, mid-way between Leeds and Manchester. Located in this ever poplar area, this stylish and contemporary townhouse has a gas-fired central heating system, uPVC double glazing and a security system. The accommodation comprises an entrance hallway with oak flooring, downstairs WC, dining kitchen with integrated appliances and living room with French doors. On the first floor are two double bedrooms and a house bathroom. On the top floor is the large master bedroom with en suite shower room and a good-sized storeroom/walk-in wardrobe. Externally, there is block paved side-by-side parking for two vehicles and an enclosed garden with a decked seating area along with an artificial grassed garden.

"Please note that since photography has taken place, there has been a tenant living in the property"

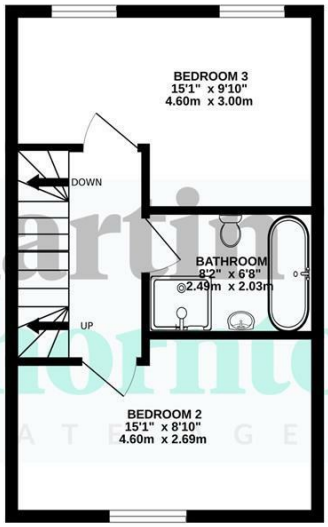
Laund Croft,
Huddersfield,

Floorplan

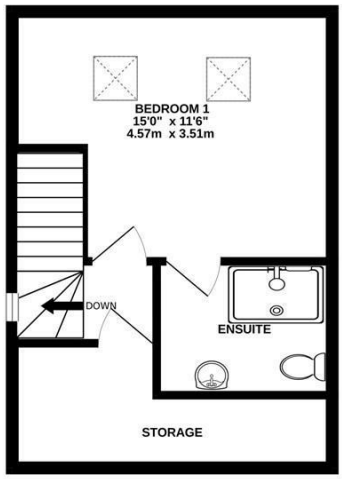
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Details

Entrance Hallway

An external composite door with opaque glazed panels gives access to the hallway, which has oak flooring and a staircase rising to the first floor accommodation. Of particular note are the oak internal doors which can be found throughout the property. There is a radiator and access to the downstairs WC.

Downstairs WC

This has a two-piece white suite with a trough-style rectangular hand basin with storage cupboard below and a low-level WC. There is an opaque uPVC window to the front elevation and an upright chrome ladder-style radiator. The floor is tiled and there is half-height tiling to the walls.

Dining Kitchen

This room has a continuation of the oak flooring and the kitchen area is positioned at the front of the property. It has Quartz worktops with a sunken one-and-a-half bowl stainless steel sink with grooved draining area and mixer tap. Integrated appliances include a four-ring gas hob with a splashback and canopy-style filter hood above, double oven, grill and microwave, fridge, freezer, washing machine and slimline dishwasher. Concealed within this room is the Worcester boiler for the central heating system. The room is open plan and has a dining area together with a useful storage cupboard beneath the stairs, ceiling downlighting, a radiator and twin windows to the front elevation.

Living Room

This reception room is positioned at the rear of the property and is a light and bright room enjoying a westerly aspect and the afternoon sun. There are twin windows and uPVC French doors leading out onto the full-width decking. There is a continuation of the oak flooring and a radiator.

First Floor Landing

From the hallway, the staircase rises to the first floor landing which has oak doors and a feature staircase incorporating glazed panels. There is a radiator and the staircase continues up to the top floor master bedroom.

Bedroom Two

This double bedroom is positioned at the front of the property and is light and bright with two uPVC windows, neutral décor and carpeting. There is provision for a wall-mounted TV and a radiator.

Bedroom Three

This double bedroom is a similar size to bedroom two and has a bank of three uPVC windows. There is provision for a wall-mounted TV, ceiling downlighting and a radiator.

House Bathroom

The stylish bathroom has a white three-piece suite and tiling to the walls and floor. The large double-ended bath has a central mixer tap along with a wall-mounted hand basin and a low-level WC with concealed cistern. The Quadrant-style shower cubicle has curved doors and a wall-mounted/hand-held shower attachment. There is ceiling downlighting, an extractor fan and an upright chrome ladder-style radiator.

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Top Floor Landing

From the landing, the staircase rises to the top floor landing where the master bedroom and store room can be found. On the landing area, there is a side uPVC window and a Velux window within the angled roof.

Bedroom One

This large double bedroom has twin Velux windows along with ceiling downlighting, provision for a wall-mounted TV and a radiator. Being the master bedroom, this room has the advantage of its own en suite.

En Suite Shower Room

The good-sized en suite comprises a large shower cubicle with glazed screens and overhead waterfall-style shower fitting as well as a hand-held shower attachment. There is a rectangular hand basin with twin drawers beneath and a low-level WC. There is full-height tiling within the shower cubicle and half-height tiling to the remaining walls along with ceiling downlighting, an extractor, a tiled floor and an upright chrome ladder-style radiator. There is also a Velux window.

Store Room

This is a handy and useable space. Whilst it has no natural lighting, it has power sockets and a light fitting along with carpeting. It could be used as a walk-in wardrobe, a gaming area or just a handy storage.

External Details

At the front of the property is side-by-side block paved parking and wide steps down to the entrance door. There is external water and the pathway continues around to the right hand side where there is a timber gate leading to the rear garden. The rear garden enjoys a westerly aspect benefitting from the afternoon sun. There is a timber decked seating area adjoining the French doors within the living room. Two steps then lead down to the artificial grassed garden with borders on either side. The property is enclosed by perimeter fencing and has external lighting and power sockets.

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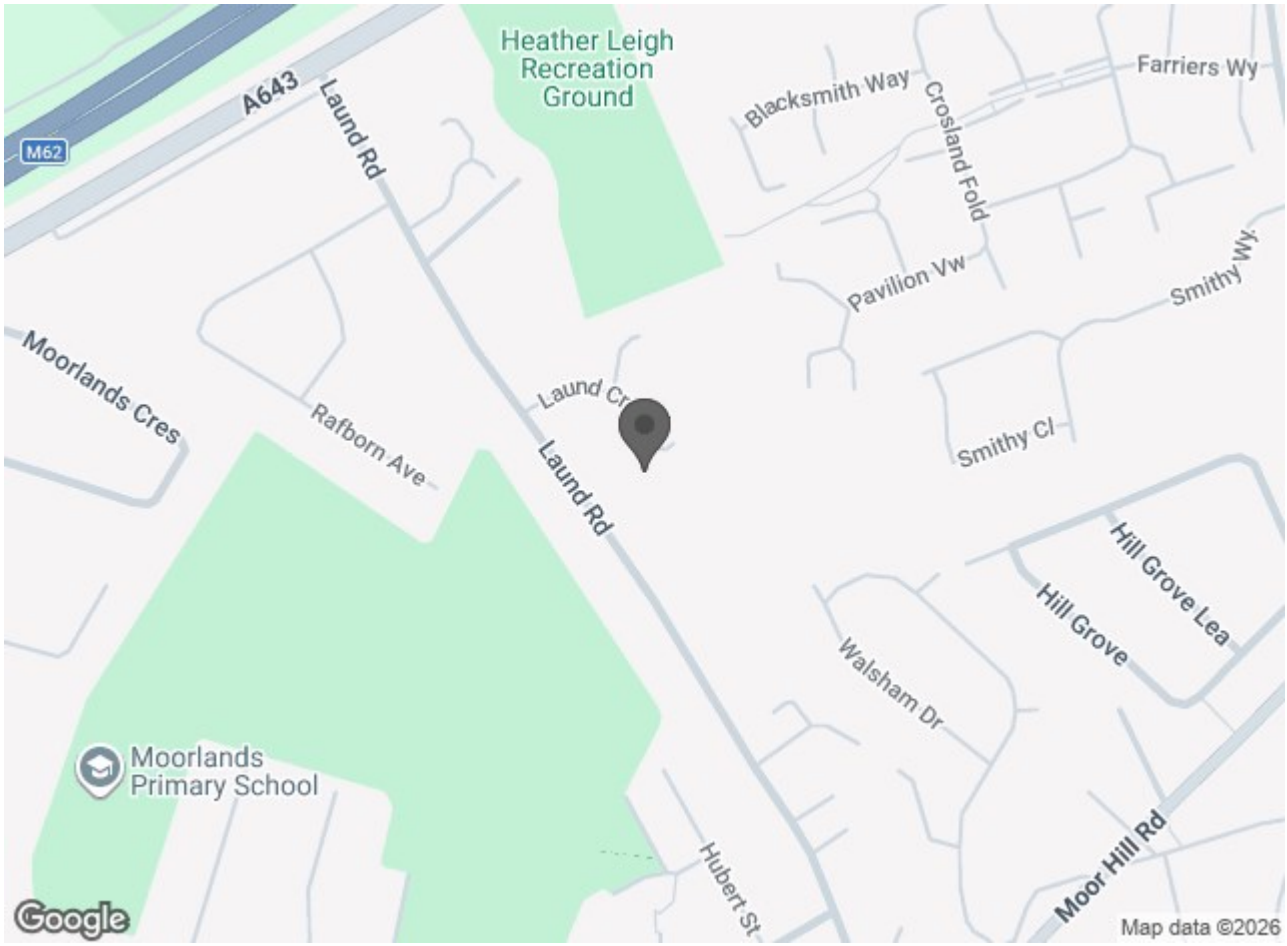
Directions



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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.