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Greenhill Road, Huddersfield, Yorkshire

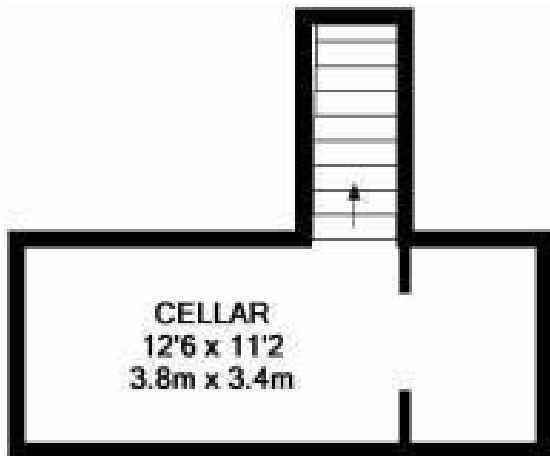
£700 Per month

Occupying this little known position, set back from the main road, boasting a southerly aspect and views over the Colne Valley, is this well-appointed, two bedroomed terraced cottage. The property offers a blend of original character and modern refinements, and may be suitable to the young professional looking to access nearby amenities including Lindley with its various bars and restaurants and the M62 motorway network serving both Leeds and Manchester. The property offers accommodation comprising entrance hall, open plan living kitchen, and, to the first floor, there are two bedrooms and a house bathroom. To the rear elevation, there is a lovely, cottage style garden with flagged seating area and a terraced rockery. As one would expect, the property enjoys a gas central heating system and is predominantly double glazed.

Please note that all photographs shown were taken prior to the tenant's occupation of the property.



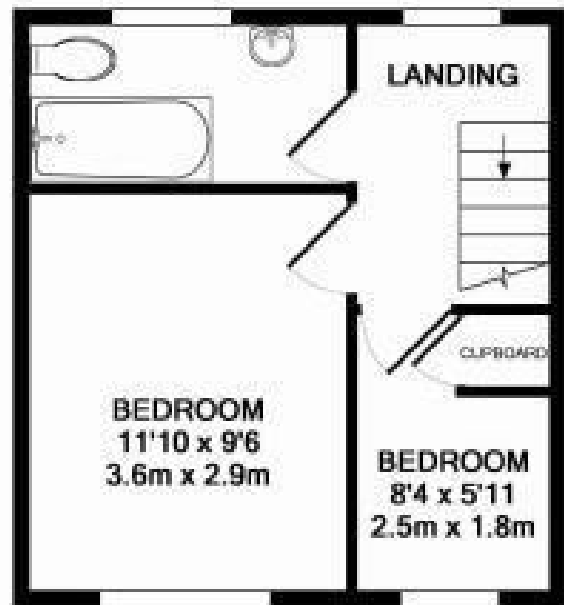
Floorplan



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Hall

A timber and leaded double glazed door opens to the entrance hall, where there is a ceiling light point and a radiator. A staircase rises to the first floor.

Living Kitchen

The living room is set to the front of the property and has a double glazed window looking out towards the Colne Valley. There are exposed beams on show to the ceiling, various power points and a radiator. The focal point of this room is a lovely, exposed stone fire surround with matching inset and hearth, home to a living flame stove fire. The kitchen has a range of base cupboards, drawers, roll-edged worktops and tiled splashbacks with some wall cupboards over. There is plumbing for an automatic washing machine, an integrated fridge, an inset bowl sink unit with mixer tap and housing for an electric cooker. There is a double glazed window to the rear elevation, allowing natural light, inset downlights and a tiled floor. A staircase leads down to a useful keep cellar.

First Floor Landing

With a recently fitted, composite style door with double glazed insert leads out to the rear garden.

Bedroom One

This double room is set to the front of the property and has a lovely outlook towards Colne Valley, enjoying a southerly aspect via a large double glazed window. There is fitted shelving to the alcove, a TV aerial point and a radiator. The focal point of this room is an exposed stone fire surround with matching inset.

Bedroom Two

This single bedroom has, in the past, been used as a 'work from home' study. There is a double glazed window looking out to the front elevation. There is a useful built-in storage cupboard over the bulk head with hanging rails, a ceiling light point, various power points and a radiator.

House Bathroom

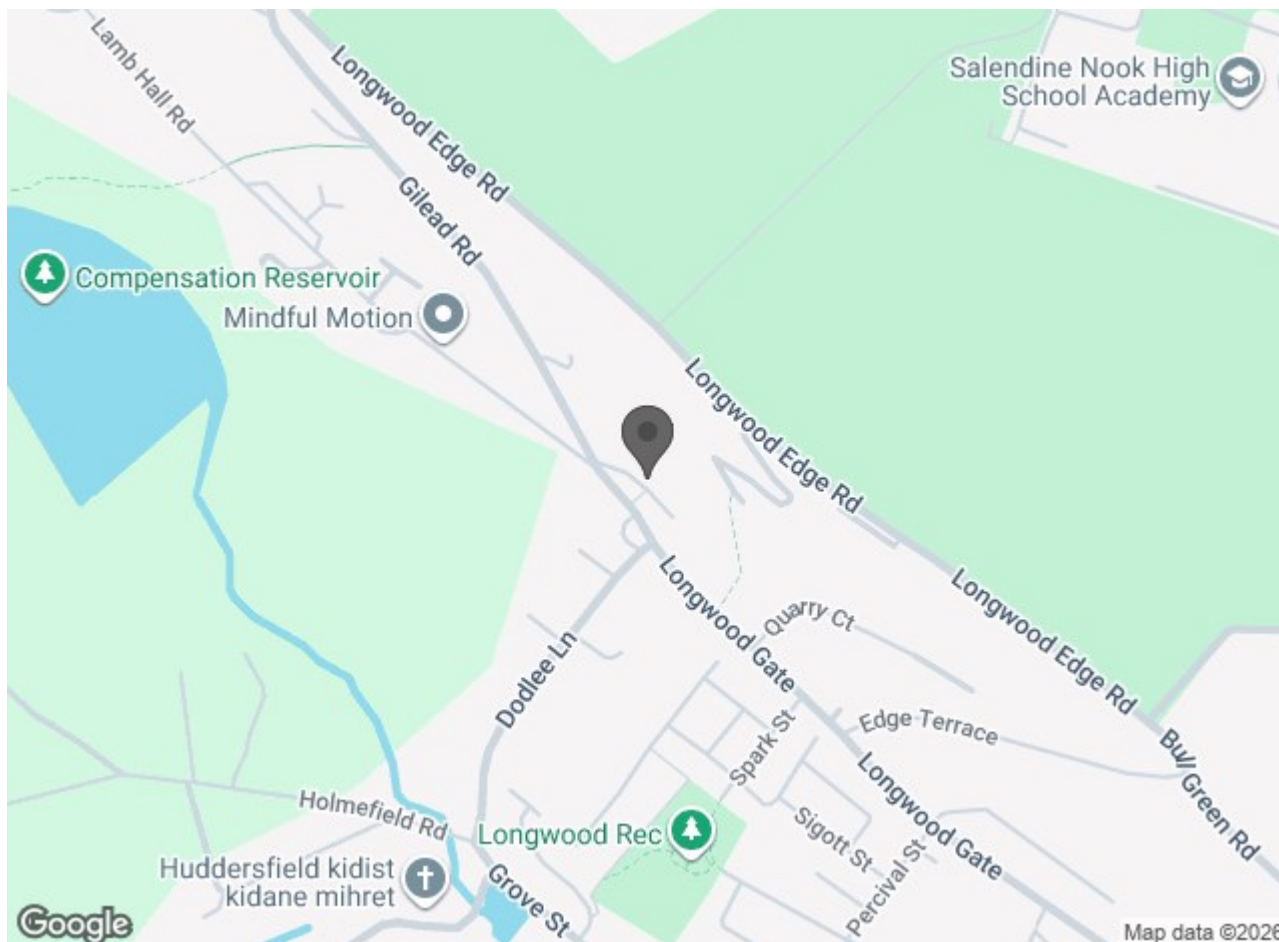
Having a modern white suite comprising low flush WC and a pedestal hand-basin. There is a panelled bath with mixer tap rising to shower head. The walls are predominantly tiled to dado height with a contrasting tiled floor. There are inset downlights to the ceiling, an extractor fan and a radiator. This room is home to the Logic central heating boiler.

External Details

To the rear of the property there is a cottage style garden with flagged seating area and terraced garden area beyond.

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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.