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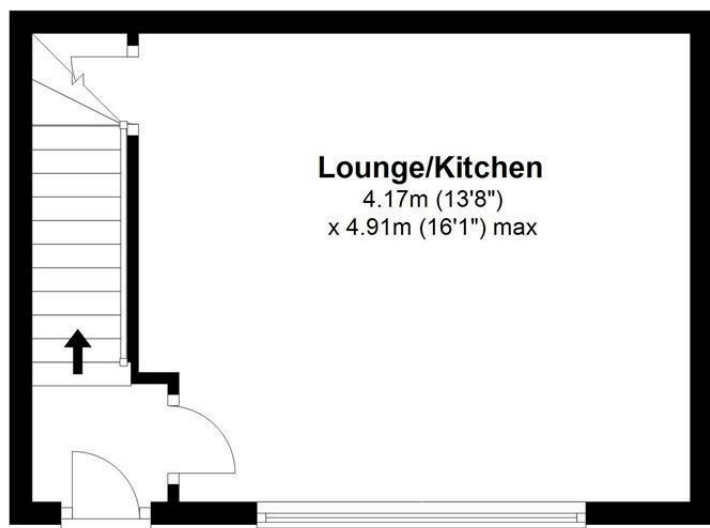
## Ing Lane, Newsome Huddersfield, Yorkshire

**£650 Per month**

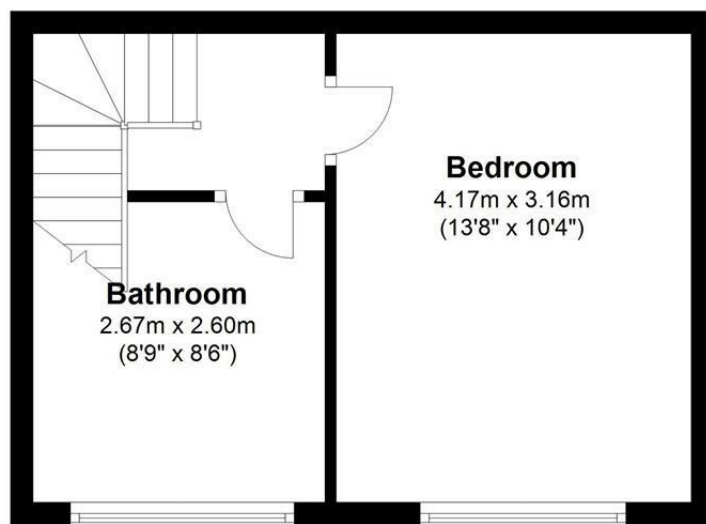
Situated within a short distance of Huddersfield Town centre is this much improved, deceptively spacious, stone-built, end-terraced house, which may well prove suitable to the first time buyer looking to access Huddersfield and its various amenities, including the university and railway network. Externally the property enjoys a walled enclosed courtyard styled garden area with a lawned garden and a block paved patio. Internally there is an open plan living kitchen complete with integrated appliances and a useful keep cellar. To the first floor there is a large double bedroom and a house bathroom. As one would expect the property enjoys a gas central heating system and is fully uPVC double glazed. There are all mains services including gas, electric, water and previously property has had Virgin and indeed Sky.



Ground Floor



First Floor



# Ing Lane, Newsome Huddersfield, Yorkshire

## Details



### Living Kitchen

A uPVC and leaded double glazed door opens to the living kitchen. Set to the front of the property this room has a large uPVC double glazed window looking out over the front garden. The kitchen area comprises a range of base cupboards, drawers, granite style roll-edge worktops, tiled splash backs and matching wall cupboards over. There are integrated appliances including a split level hob and oven with overlying extractor hood, inset stainless steel sink unit with mixer tap over, integrated fridge and the kitchen area is also home to the ideal central heating boiler. The kitchen extends to the living area by way of an attractive Beech style laminate flooring there is coving to ceiling, ceiling light point, radiator and the focal point of this room is this polish wood fire surround with a granite style inset and hearth home to a living flame gas fire.

### Keep Cellar

Steps lead down to the keep cellar which enjoys a stone flagged floor throughout and plumbing for an automatic washing machine.

### Vestibule

A timber panelled door leads from the living room into a small vestibule area where there is a uPVC double glazed window to the front elevation, hanging hooks, radiator and a staircase rises to the first floor.

### First Floor Landing

There is access to the loft space which is insulated and enjoys a Velux double glazed window.

### House Bathroom

Having a white suite comprising; low flush WC, pedestal hand basin with twin taps over, and a panelled bath with overlying Triton shower. The walls are part tiled with a ceiling light point and radiator.

### Bedroom

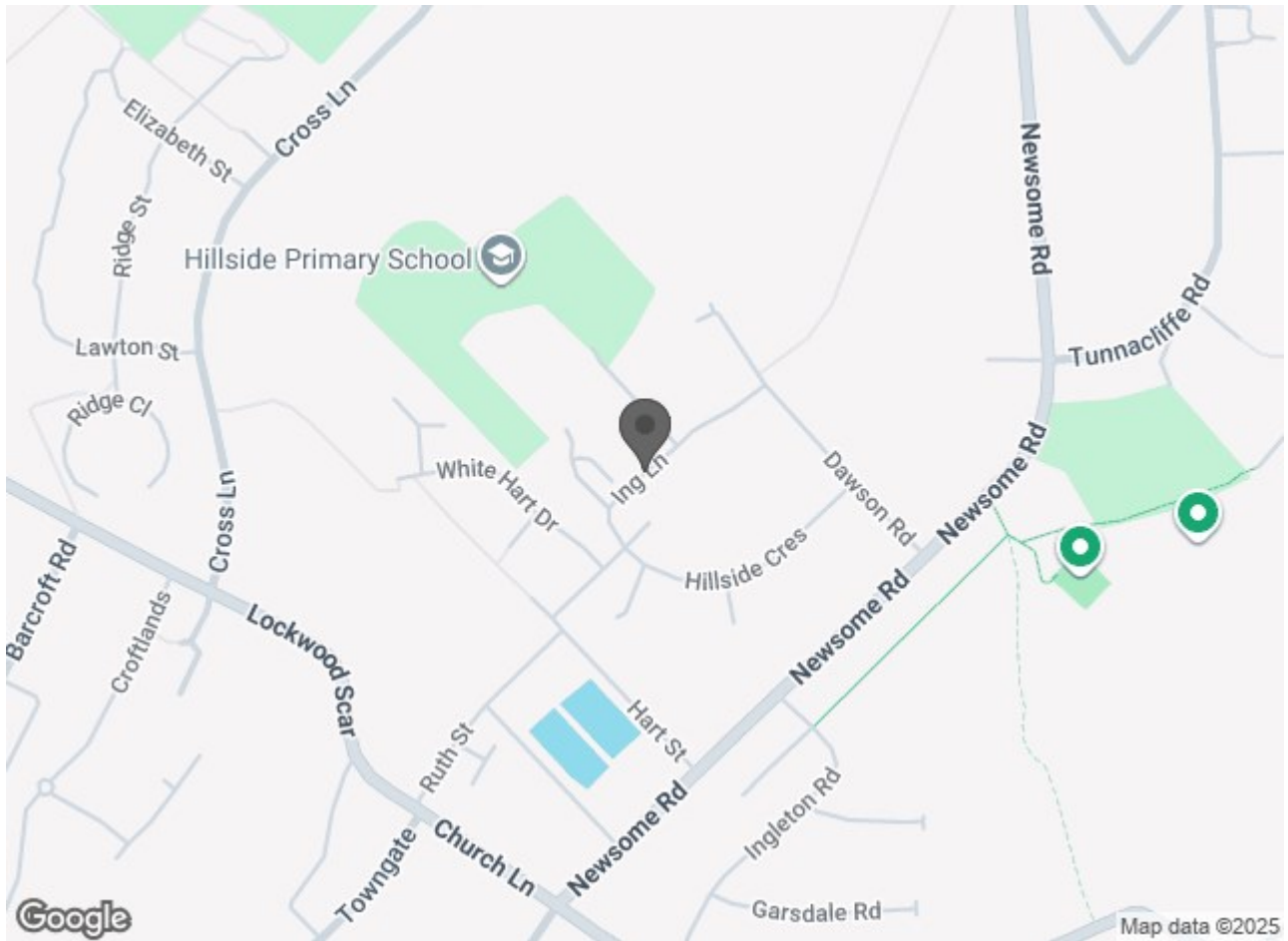
This large double bedroom is set to the front of the property and has a uPVC double glazed window looking out onto the garden below. There is a central ceiling light point and a radiator.

### External Details

Externally there is an enclosed lawned garden with flower bed borders and an area of block paved patio.

# Ing Lane, Newsome Huddersfield, Yorkshire

Directions



## **Ing Lane, Newsome Huddersfield, Yorkshire**

**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.