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Woodhead Road, Huddersfield,

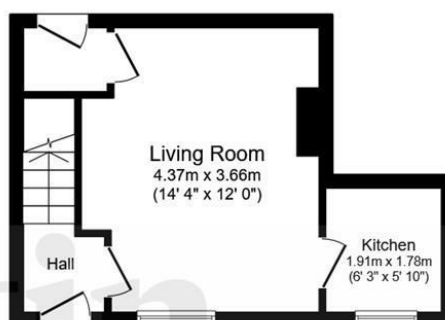
£725 Per month

This three-bedroom through terraced property is conveniently placed for local amenities, public transport and the town centre. The first floor accommodation is much larger than the ground floor. The property has a gas-fired central heating system and uPVC double glazing. The accommodation comprises an entrance lobby, living room and separate kitchen. On the first floor are three good sized bedrooms, bathroom and separate WC. Externally, there is a small rear yard/garden area.

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

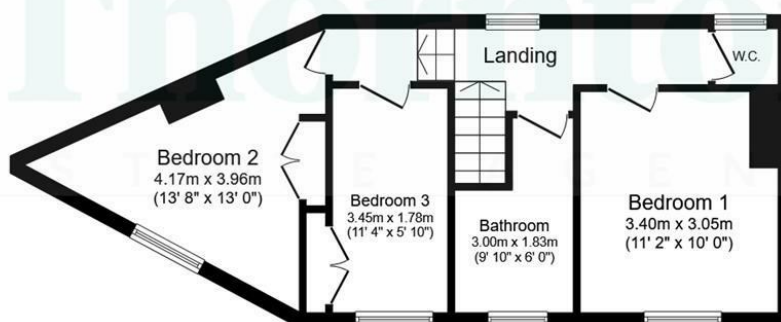
Woodhead Road,
Huddersfield,

Floorplan



Ground Floor

Floor area 23.4 m² (252 sq.ft.)



First Floor

Floor area 40.9 m² (441 sq.ft.)

TOTAL: 64.4 m² (693 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

Woodhead Road, Huddersfield,

Details



Entrance Lobby

An external uPVC door with an opaque glazed over-light gives access to the entrance lobby where a staircase rises to the first floor accommodation. A door leads to the living room.

Living Room

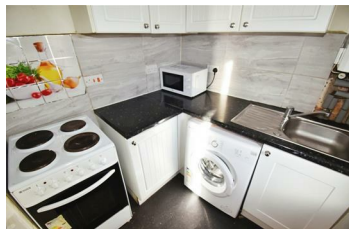


This good sized reception room runs the full depth of the property and has plenty of space for furniture, a uPVC window and a radiator. A panelled door gives access to a rear lobby.

Rear Lobby

The lobby has a useful understairs storage area and a uPVC door providing access to the rear garden/yard area.

Kitchen

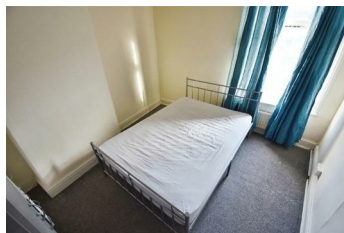


The kitchen has wall cupboards, base units, working surfaces with tiled splash-backs and a stainless steel sink. There is a freestanding electric cooker, a washing machine and a fridge freezer has previously been positioned in the living room. The kitchen houses the boiler for the gas-fired central heating system and has a uPVC window.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing which has a uPVC window. The property is much larger on the first floor than on the ground floor.

Bedroom One



This double bedroom is positioned at the front of the property and has space for furniture, a uPVC window and a radiator.

Bedroom Two



This double bedroom is an unusual shape, being triangular, and has a built-in double wardrobe and open shelving. There is a uPVC window and a radiator.

Bedroom Three



This good sized third bedroom has a built-in treble wardrobe, a uPVC window and a radiator.

Woodhead Road, Huddersfield,

Details



Bathroom



The white bathroom suite comprises a panelled bath with Triton Riba independent shower over and a pedestal wash hand basin.

Separate WC

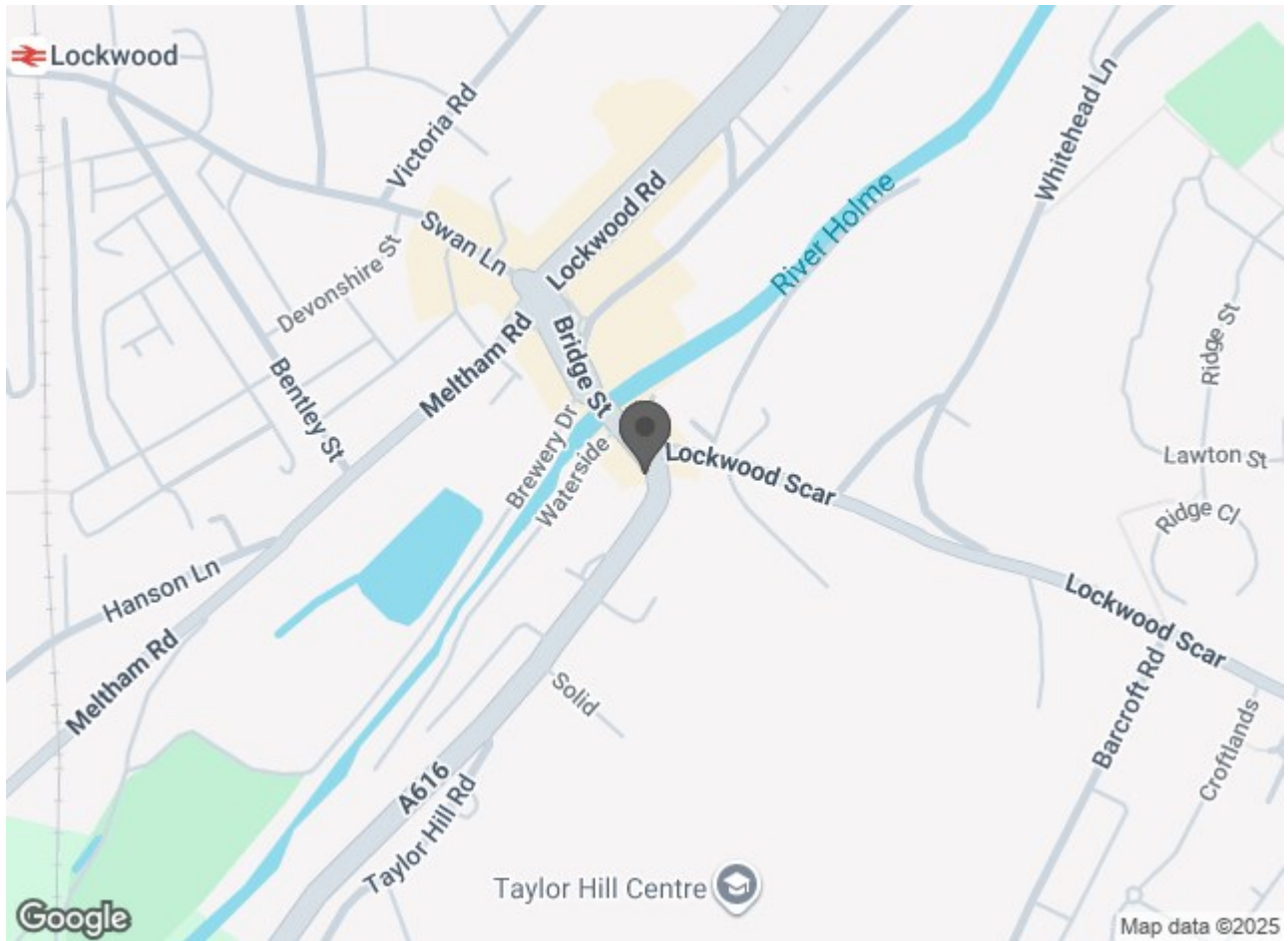
The WC is positioned at the rear of the property with a low-level toilet and a rear uPVC window.

External Details

At the rear of the property is a small yard style garden area.

Woodhead Road, Huddersfield,

Directions



**Woodhead Road,
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.