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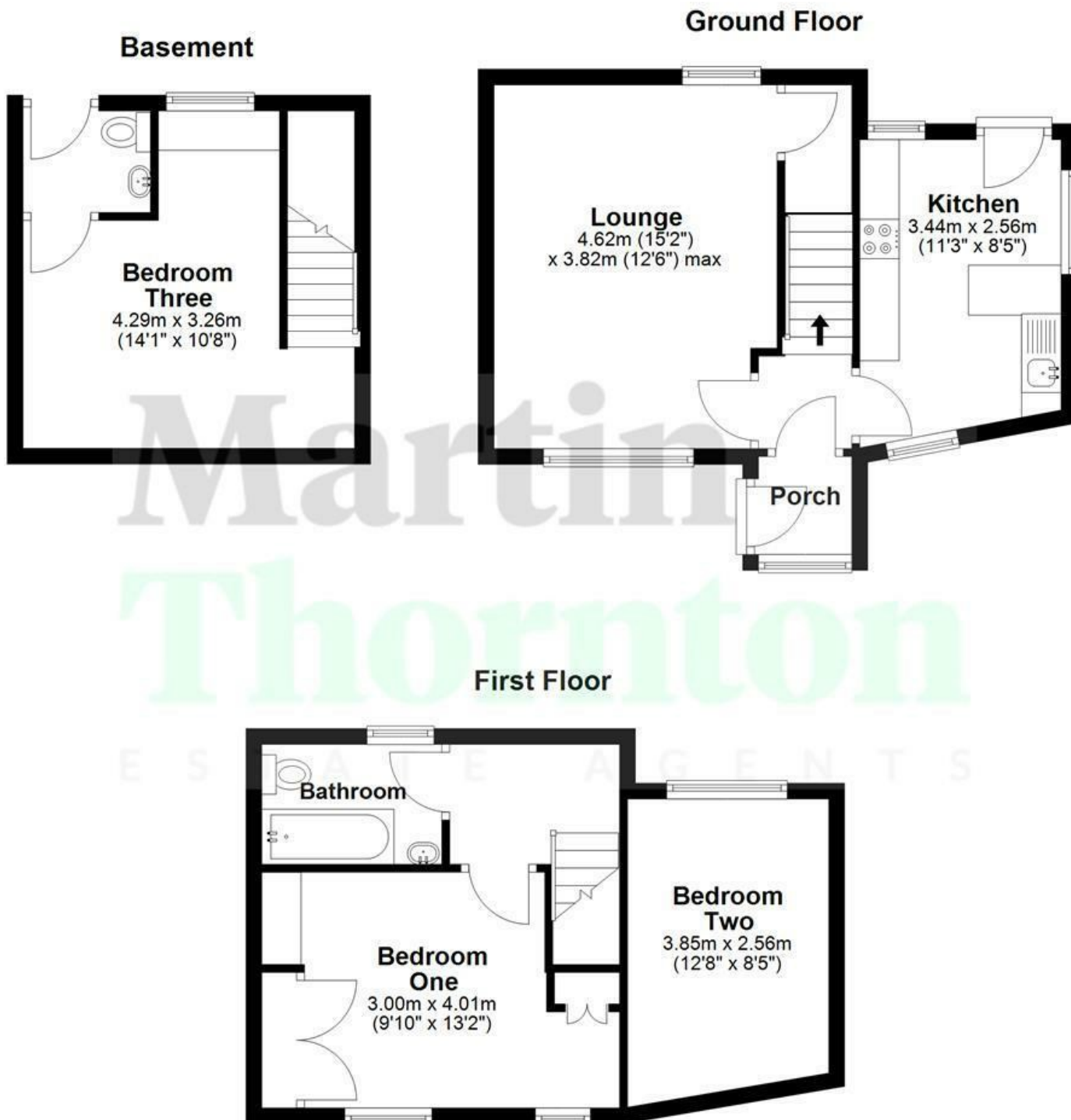
New Laithe Hill, Newsome Huddersfield,

£1,200 Per month

Boasting lovely views over Castle Hill to the front and across Huddersfield town centre and beyond to the rear, this well-presented and recently upgraded two/three-bedroom property offers spacious and versatile accommodation. The property briefly comprises an entrance hall, a comfortable lounge, and a modern kitchen with breakfast bar area. To the lower ground floor is a useful basement room, currently utilised as bedroom three, offering flexibility for a home office, guest room, or additional living space. To the first floor are two generous double bedrooms and a stylish house bathroom. To the front of the property is a raised Indian slate patio seating area and a area for off road parking. To the rear, there is a shared courtyard.

**New Laithe Hill, Newsome
Huddersfield,**

Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

New Laithe Hill, Newsome Huddersfield,

Details



Entrance Porch

A uPVC door with double-glazed inserts opens to the entrance porch, where there is a uPVC double-glazed window boasting views towards Castle Hill. There is laminate style flooring and a uPVC door with a double-glazed insert opens to the entrance hall.

Entrance Hall

The entrance hall has a staircase rising to the first floor landing and a single step gives access to the kitchen area.

Kitchen



The kitchen has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops incorporating a breakfast bar, matching splashbacks and a composite sink unit with mixer tap. Integrated appliances include an oven, induction hob, dishwasher and fridge freezer. There is LVT flooring running throughout and three uPVC windows allowing natural light from the front, side and rear elevations. This room is home to the Ideal central heating boiler. A stable style uPVC door with double-glazed inserts gives access to the rear.

Living Room



The living room has a dual aspect with natural light via uPVC double-glazed windows to the front and rear elevations. There are exposed beams and coving to the ceiling, a central ceiling light point and a radiator. A freestanding electric fire is set to a timber hearth with a decorative surround.

Bedroom Three/Study



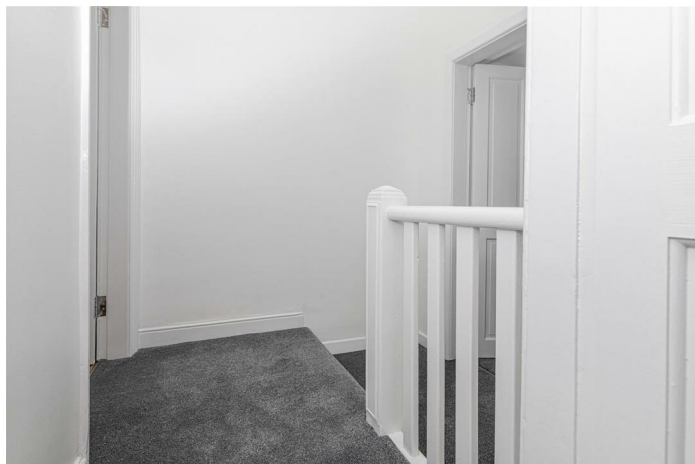
From the living room, steps lead down to the basement area which has its own separate uPVC door, leading out to the rear courtyard. There is a low flush WC and pedestal hand basin making it an ideal teenage bedroom/work from home study. There are working surfaces, a radiator and ceiling light points throughout.

New Laithe Hill, Newsome Huddersfield,

Details



First Floor Landing



From the entrance hall, a staircase gives access to the first floor landing and the following rooms:

Bedroom One



This double bedroom has two uPVC double-glazed windows boasting views towards Castle Hill. It has built-in wardrobes with hanging rails and shelving, and an additional built-in storage cupboard over the bulkhead. There are two radiators and a ceiling light point.

House Bathroom



The white suite comprises a low-level WC, pedestal hand basin with mixer tap and a panelled bath with a mains fed shower over. There is a wall-mounted mirrored storage cupboard, LVT flooring running throughout, tiling to the walls, an extractor fan, a ceiling light point and a radiator. A uPVC double-glazed window to the rear elevation provides views towards the Town Centre and beyond.

Bedroom Two



This double bedroom has a built-in storage cupboard, a ceiling light point and a radiator. A uPVC double-glazed window provides amazing views over the Town Centre and beyond.

External Details

New Laithe Hill, Newsome Huddersfield,

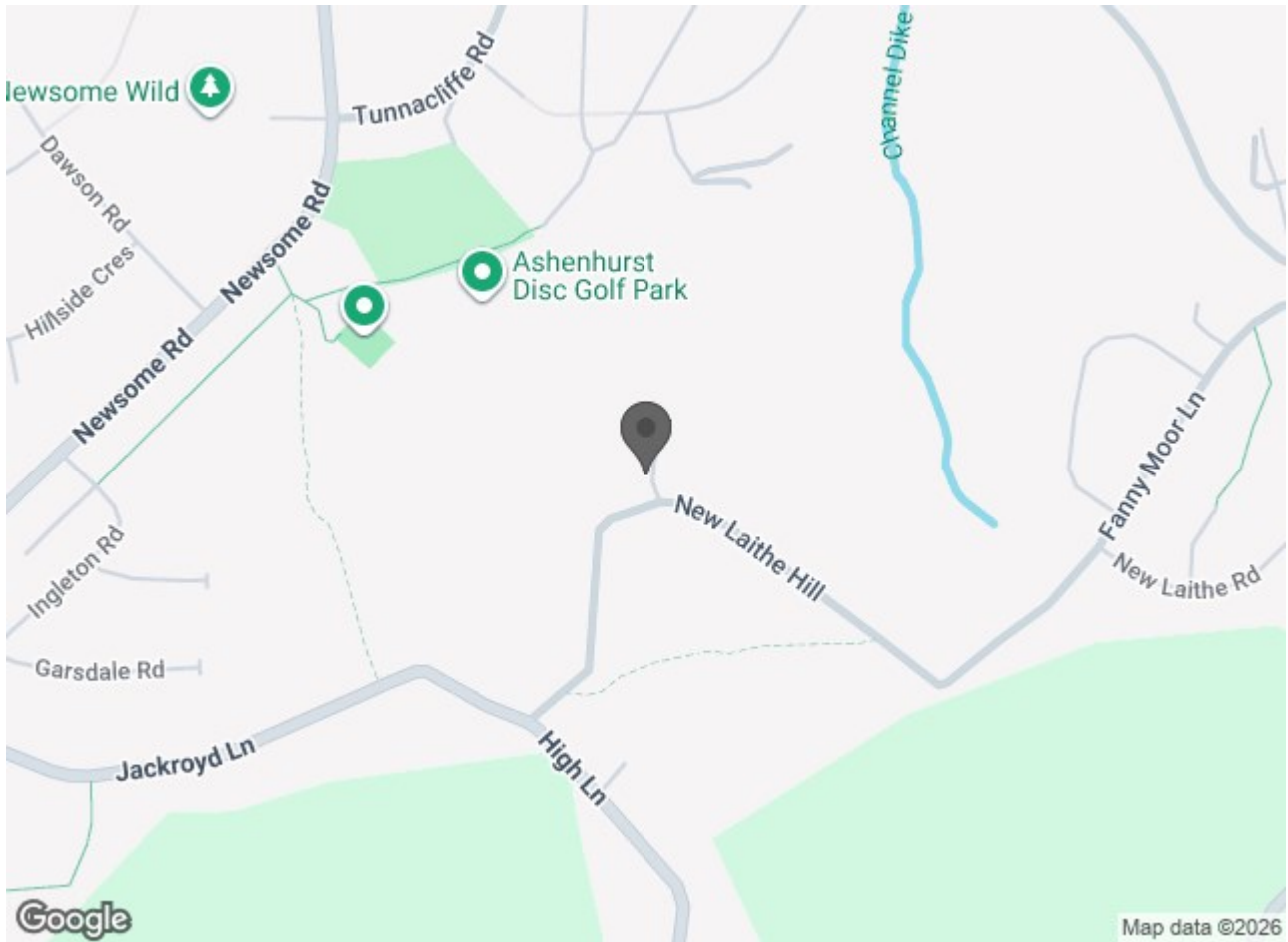
Details



At the front of the property, there is a hardstanding providing off-road parking and a raised Indian slate patio seating area with views towards Castle Hill and beyond. There is a shared courtyard to the rear, perfect for sitting out.

New Laithe Hill, Newsome Huddersfield,

Directions



New Laithe Hill, Newsome 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.