



## Excelsior House

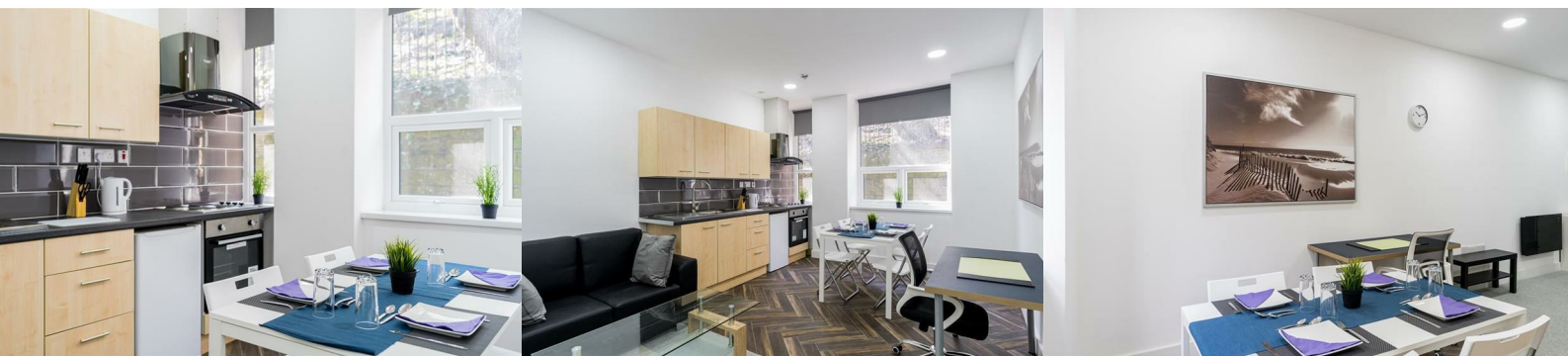
St Johns Road, Huddersfield, HD1 5AE

£400 Per Calendar Month



Ground floor part furnished studio apartment located on the edge of Huddersfield town centre. Although this studio is on the ground floor there are some steps up to that floor. Studio comprises: Entrance leading to open plan lounge/kitchen/dining/bedroom area with electric oven and hob. Shower room with walk in shower, toilet and wash basin, chrome heated towel holder. Electric heating.

PLEASE NOTE - THE RENT OF £400 DOES NOT INCLUDE BILLS. Sorry no pets and no smoking in property. Deposit £400. Minimum tenancy term 12 months. Tenancy subject to meeting the required criteria and obtaining satisfactory references. Deposit £400. Unsuitable for families with children. Please note that there is no car park at this building.



**OPEN PLAN LOUNGE/KITCHEN/DINING 11'4" x 19'10" (3.46 x 6.04)**

Spacious open plan space with sofa, dining table/chairs, coffee table and desk. Windows overlooking wooded area to rear of building. Good quality fixtures and fittings.

**BEDROOM AREA 11'4" x 7'3" (3.45 x 2.21)**

Partitioned/recessed bedroom area with double bed.

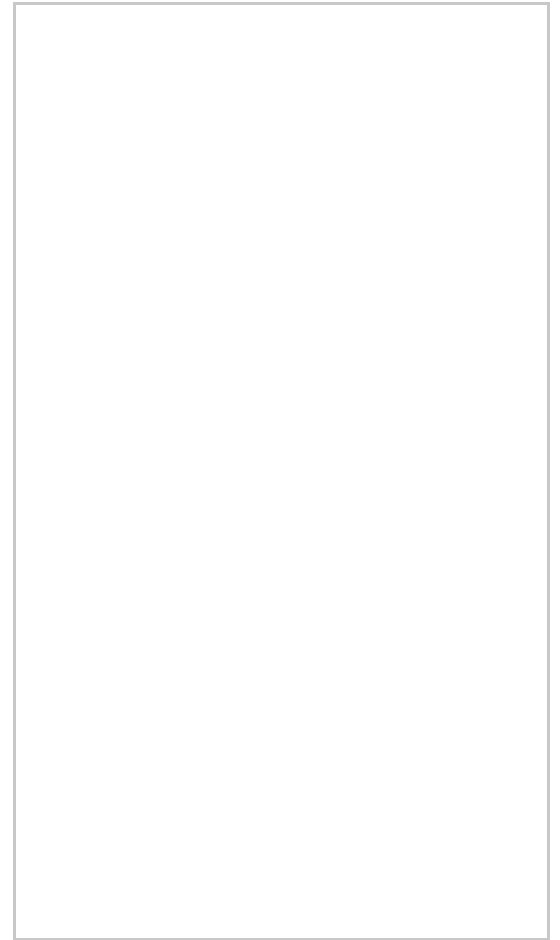
**SHOWER ROOM 4'3" x 6'3" (1.3 x 1.9)**

Well fitted shower room with walk in shower, toilet and washbasin (with built under storage).

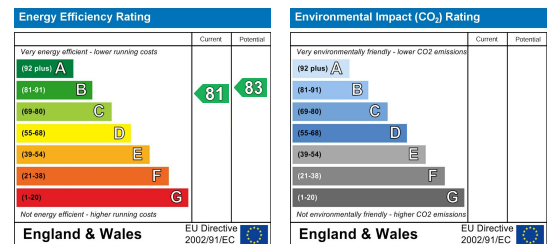
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.