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Cross Cottages, Marsh Huddersfield, West Yorkshire

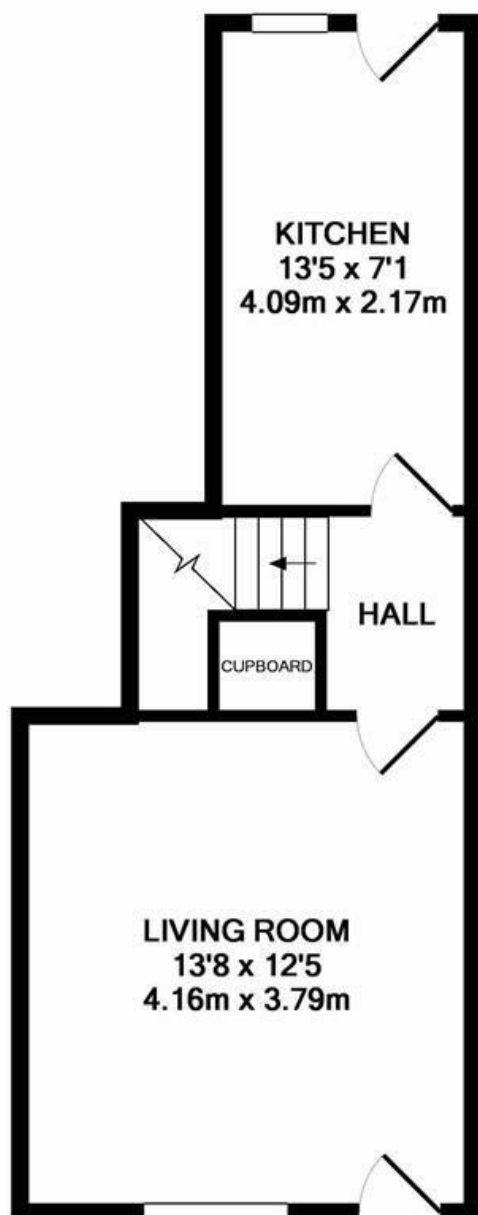
£650 Per month

Located to this quiet courtyard position is this well-appointed, stone built, through terraced house. The property offers accommodation which may well prove suitable to someone requiring access to Marsh and its various amenities, Greenhead Park and the university network. Internally the property offers a lounge and kitchen, and, to the first floor, there is a good sized house bathroom and double bedroom. As one would expect, the property enjoys a gas central heating system and is fully uPVC double glazed. Externally there is on-street parking.

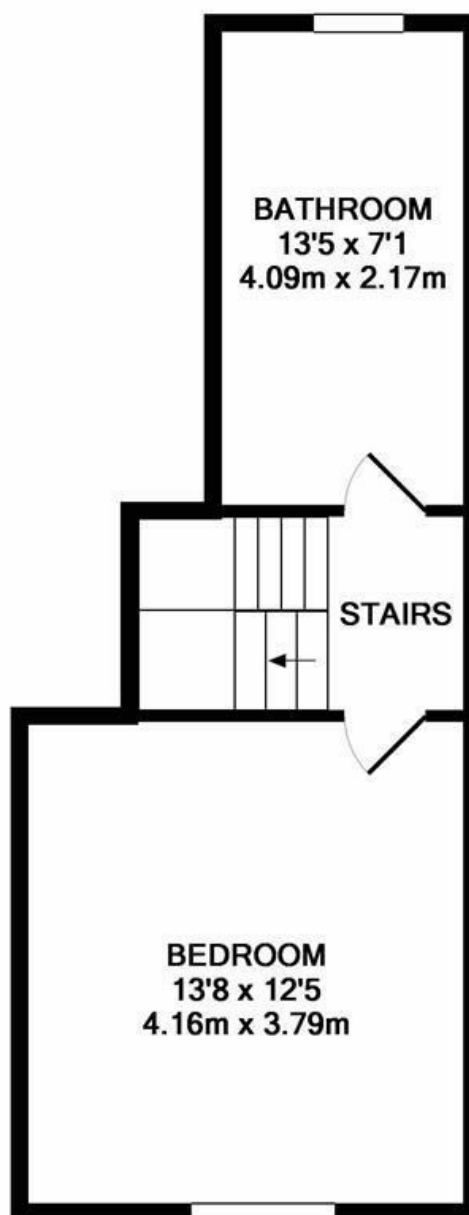
REFERENCING: £150.00 (single applicant) £240.00 (joint application) GUARANTOR FEE: £80.00 As part of our application process, fees will become due for referencing, tenancy administration and an inventory check, these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

**Cross Cottages, Marsh
Huddersfield, West Yorkshire**

Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 SQ.M.)

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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Cross Cottages, Marsh Huddersfield, West Yorkshire

Details



Living Room

A uPVC door, with a double glazed, leaded insert above, opens to the living room. Set to the front of the property, this good sized reception room has lots of light from the front elevation courtesy of a uPVC double glazed, leaded window. There are two wall light points, a ceiling light point, laminate flooring throughout, a phone point and a radiator. The focal point of this room is an ornate style fire surround, home to a living flame, electric fire.

To the front of the property there is on-street parking. To the rear there is a shared yard area.

Inner Hallway

With laminate floor, a ceiling light point, and access to an understairs store cupboard. A staircase rises to the first floor.

Kitchen

Set to the rear of the property, and having a uPVC double glazed door with matching uPVC double glazed side panel to the rear elevation, the kitchen has a range of base cupboards, drawers, roll-edged work tops and tiled splashbacks with matching wall cupboards over. There are integrated appliances, including split level hob and oven with overlying extractor hood. There is plumbing for an automatic washing machine and an inset, stainless steel sink unit with mixer tap. A tiled floor runs throughout, there is a breakfast bar, a ceiling light point and a radiator.

First Floor Landing

A staircase leaves the inner hallway and rises to the first floor landing, where there is a ceiling light point and a radiator.

House Bathroom

Having a white suite comprising low flush WC and pedestal hand-basin. There is a panelled bath with overlying Triton shower. The walls are part tiled to dado height. There is a timber panelled ceiling with inset downlights, an attractive, Karndean style floor running throughout and a radiator. This room is home to the central heating boiler.

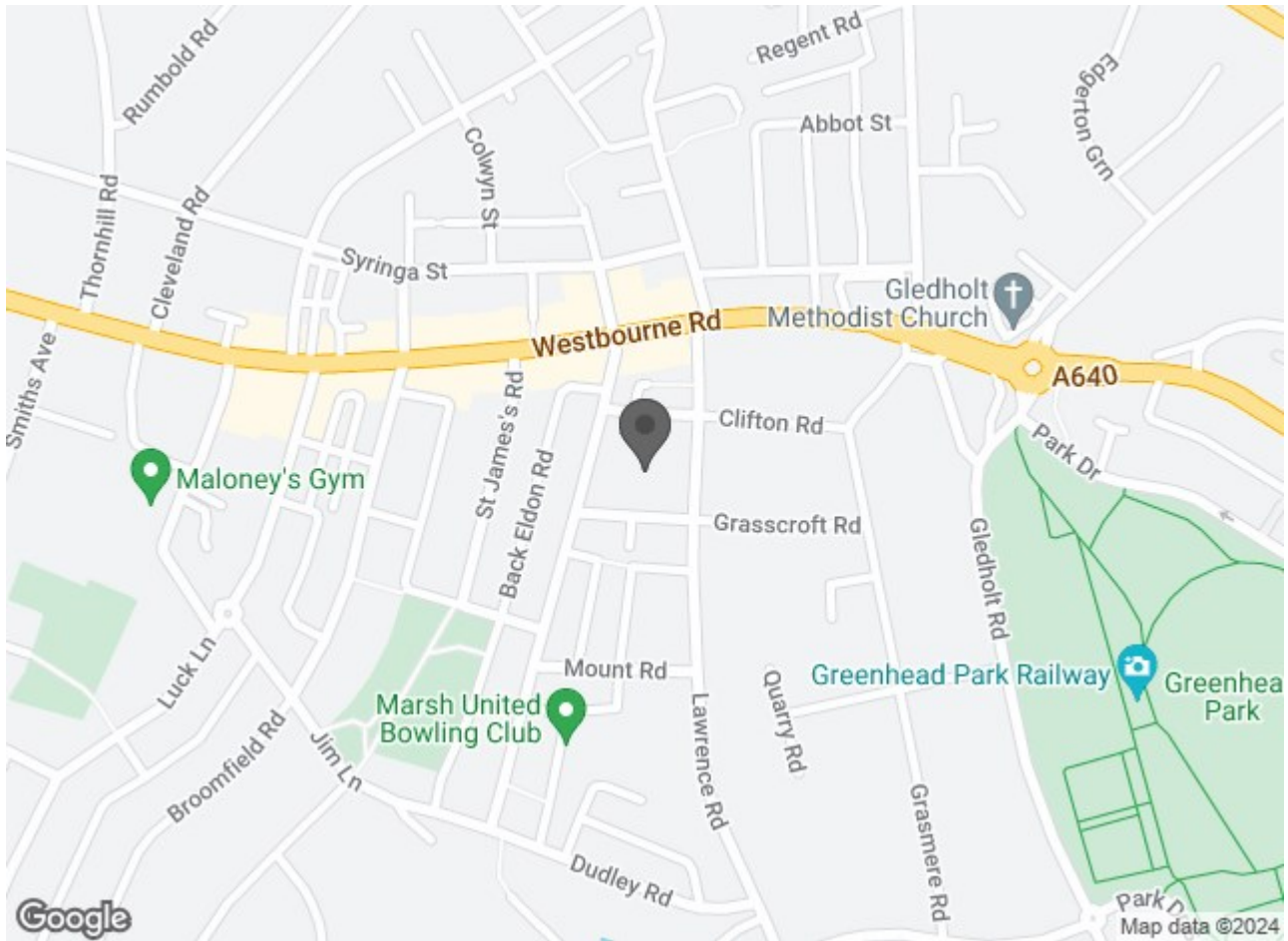
Double Bedroom

A generous main bedroom, set to the front of the property, and having a uPVC, leaded double glazed window looking down onto the courtyard below. There is a central ceiling light point, various power points, a TV aerial point and a radiator.

External Details

Cross Cottages, Marsh Huddersfield, West Yorkshire

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.