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01484 508000



Moorland Close, Linthwaite Huddersfield, Yorkshire

£875 Per month

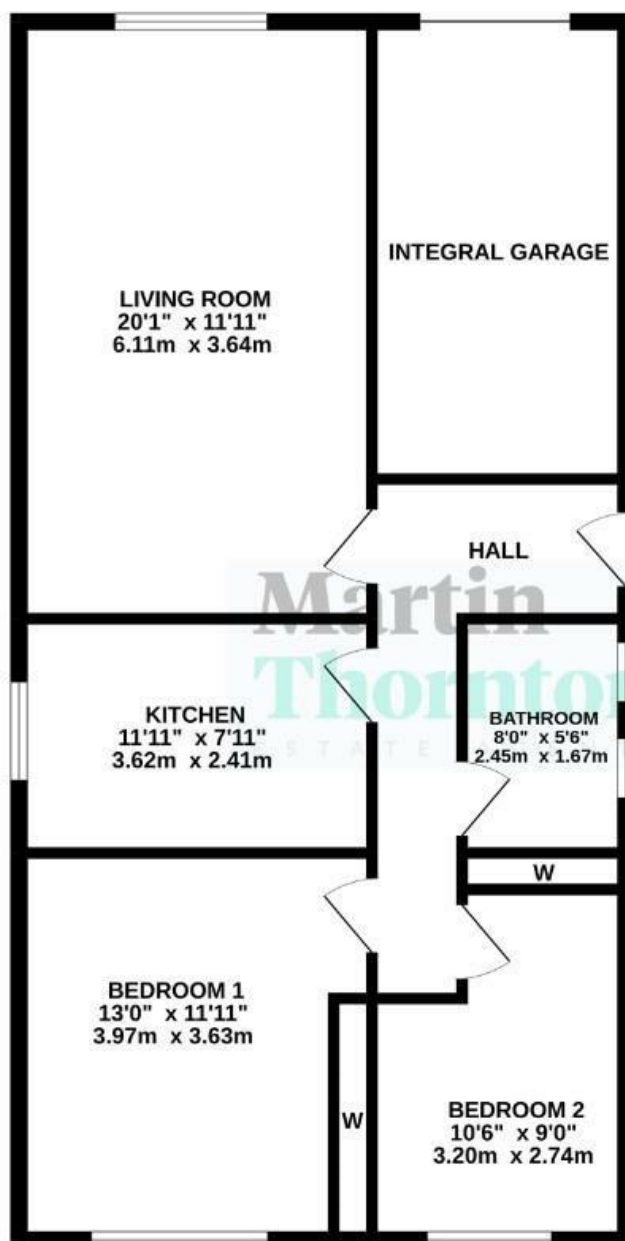
This two-bedroom detached true bungalow is located on the edge of this popular village and enjoys a pleasant cul-de-sac setting. The accommodation comprises an entrance hallway, large living room, kitchen, two double bedrooms and bathroom. The property has a gas fired central heating system and is uPVC double glazed. Externally, there is a particularly pleasant rear garden which enjoys a good degree of privacy as well as the afternoon sun.

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Floorplan



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Details



Entrance Hallway

A composite external entrance door with opaque panels gives access to the entrance hallway. This has oak-style laminate flooring and a radiator. A timber and glazed door gives access to the living room.

Living Room



This good-sized principal reception room is positioned at the front of the property, originally designed as a living/dining room. It has a contemporary fire surround with an electric fire, a broad uPVC window overlooking the garden, coving to the ceiling, and two radiators.

Kitchen



The kitchen has wall cupboards and base units, working surfaces with part tiled surrounds, and a stainless steel sink with single drainer. There is a free-standing electric cooker

and a free-standing fridge. There is space and plumbing for an automatic washer, a side uPVC window, a radiator and a continuation of the oak-style laminate flooring.

Bedroom One



This large double bedroom is positioned at the rear of the bungalow and has a uPVC window with a pleasant aspect over the garden. There are sliding-door fitted wardrobes with hanging rails and shelving, and a radiator.

Bedroom Two



This bedroom is also positioned at the rear of the bungalow, with a uPVC window enjoying a similar outlook to the master bedroom. The room will accommodate a double bed and has a built-in wardrobe with sliding doors, a hanging rail and shelving, and a radiator.

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Details



Bathroom

The three-piece suite comprises a bath with tiled panel and Mira Jump independent shower over, pedestal wash hand basin and low level WC. There is tiling to the walls, twin opaque uPVC side windows and a radiator.

External Details



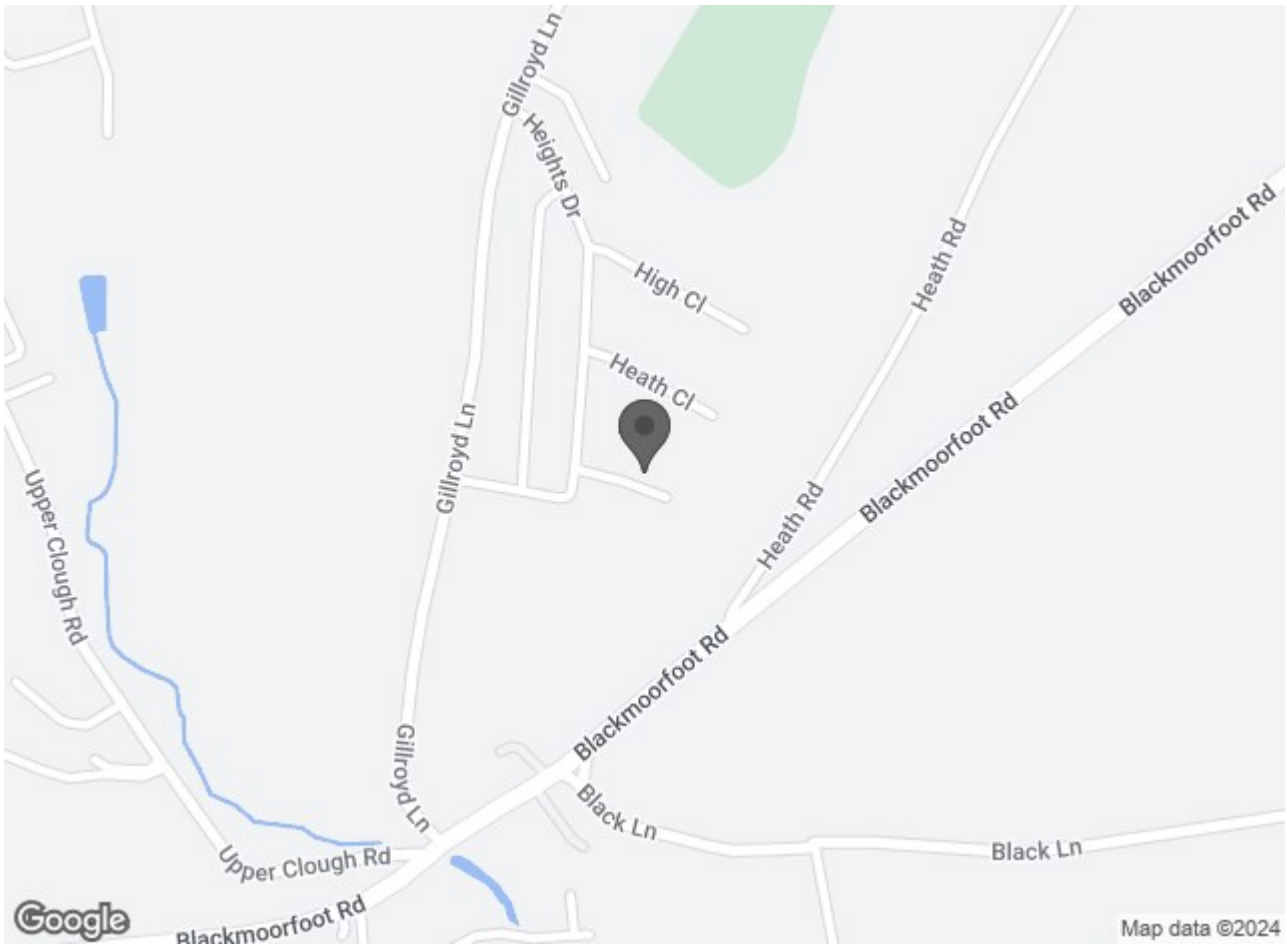
The property is positioned at the top of this very pleasant cul-de-sac. At the front of the property is a level lawned garden with flower beds. There is a driveway providing parking and access to the integral garage. To the rear is a paved seating area and a timber shed. The garden enjoys a good amount of privacy, not being immediately overlooked. There are flower beds and borders, and a shaped level lawn.

Garage

The integral garage has an up-and-over door and houses the boiler for the gas fired central heating system.

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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.