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Fenay Lane, Almondbury Huddersfield, Yorkshire

£775 Per month

Being conveniently situated within walking distance of Almondbury village, with its various bars, restaurants and local amenities, is this well-appointed, two bedroomed, stone built, through by light, terraced cottage. The property may well prove suitable to the professional couple and briefly comprises entrance hall, living room with feature fireplace, galley style kitchen with some integrated appliances and, to the first floor, two bedrooms and a modern bathroom. The property has a gas central heating system and is predominantly uPVC double glazed. Externally, there is a low maintenance garden area.

No Pets



Floorplan

Ground Floor

Approx. 25.6 sq. metres (275.8 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



Total area: approx. 51.1 sq. metres (550.5 sq. feet)

This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing. Plan produced using PlanUp.

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Details



Entrance Hall

A composite style stable door with leaded double glazed inserts opens to the entrance hall. There is tiled flooring, ceiling light point, hanging hooks, a radiator and a staircase rises to the first floor.

Living Room



Set to the front of the property with a pleasant outlook over the garden via a uPVC double glazed window. There are boxed in beams to the ceiling, fitted display cupboards to the alcove, power points, wall light points and a radiator. The focal point of the room is a tiled fire surround with exposed chimney breast, home to a wood burning stove.

Kitchen



Running across the rear of the property, the kitchen has a range of base cupboards, drawers, roll-edge worktops, tiled

splash-backs and matching wall cupboards over. Integrated appliances include a split-level hob and oven with overlying extractor hood, there is plumbing for an automatic washing machine, housing for a fridge and an inset stainless steel sink unit with overlying mixer tap. This room is home to the Ideal central heating boiler. Natural light comes from the rear elevation via two uPVC double glazed windows, there are spotlights to ceiling and Amtico style flooring. A staircase leads down to a useful keep cellar with power and light.

First Floor Landing

From the entrance hall, a staircase rises to the first floor landing where there is access to loft space, an exposed feature stone wall and a ceiling light point.

Bedroom One



The main bedroom is set to the front of the property and has a uPVC double glazed window providing a pleasant outlook over the garden and beyond. There are boxed in beams to ceiling, power points, ceiling light point and a radiator.

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Bedroom Two

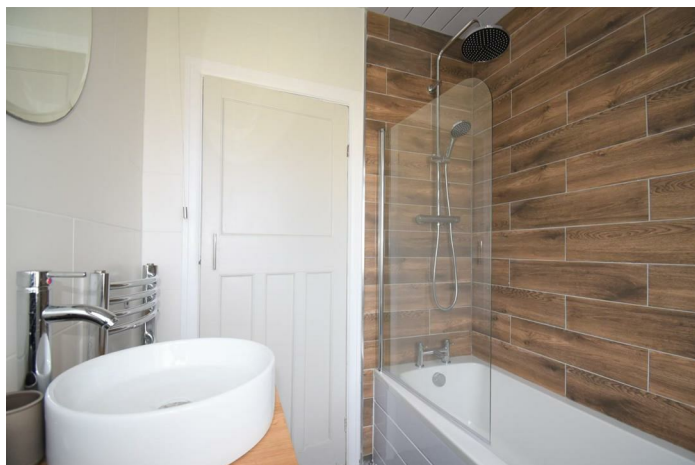


This bedroom is set to the rear of the property and has two uPVC double glazed windows, boxed in beams to ceiling, power points, ceiling light point and a radiator.



To the front of the property there is a low maintenance, cottage style garden area with walled, fenced and mature shrubbery borders, including a seating area.

House Bathroom



Having a modern white suite comprising low flush WC, vanity hand basin with chrome mixer tap over and high quality storage cupboard beneath, and a panelled bath with mixer tap and overlying mains fed shower. The walls are predominantly tiled with a contrasting tiled floor, inset downlights to ceiling and a wall mounted, chrome, ladder style heated towel rail. Additional light comes from the front elevation via a uPVC double glazed window.

External Details

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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.