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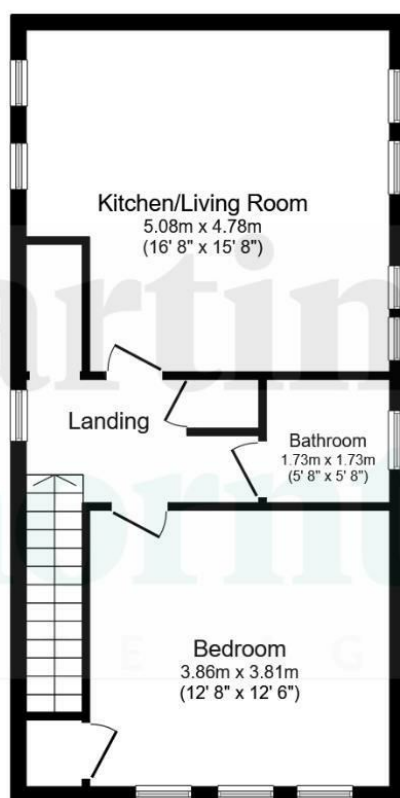
Spruce Drive, Netherton Huddersfield, Yorkshire

£575 Per month

This good sized, one-bedroom first floor apartment has a gas fired central heating system and uPVC double glazing. The property is situated on a no-through road within this popular village and is ready for immediate occupation. The accommodation comprises an entrance lobby with a staircase to the first floor, hallway with storage cupboards, open plan living kitchen with contemporary units and some integrated appliances, large double bedroom with walk-in wardrobe and bathroom with white suite and independent shower over the bath.

**Spruce Drive, Netherton
Huddersfield, Yorkshire**

Floorplan



Floor Plan

Floor area 53.7 sq.m. (577 sq.ft.)

TOTAL: 53.7 sq.m. (577 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Spruce Drive, Netherton Huddersfield, Yorkshire

Details



Entrance Lobby

An external door gives access to a ground floor entrance lobby with a staircase leading up to the accommodation on the first floor.

Hallway

The hallway has a uPVC window to the front elevation and a good sized storage cupboard housing the Vaillant boiler for the central heating system. A second storage cupboard has plumbing for an automatic washing machine.

Living Kitchen



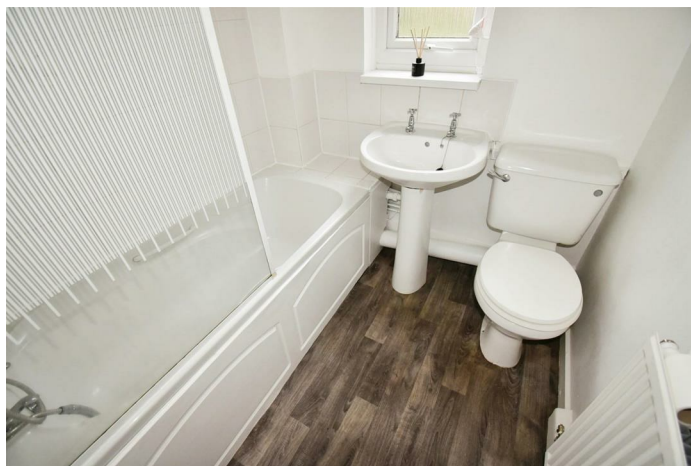
This good sized room is particularly light and bright with six uPVC windows to the front and rear elevations. The kitchen area has wall and base units with brick style splashbacks and a stainless steel sink. Integrated appliances include an oven and hob with canopy style filter hood. There is space for a freestanding fridge freezer and the worktops extend to create a breakfast bar area. The living area has grey carpeting and space for plenty of furniture. There are two radiators.

Bedroom



This large double bedroom has triple uPVC glazed windows and a walk-in wardrobe with hanging rail and shelving. The room has plenty of space for freestanding furniture and has a radiator.

Bathroom



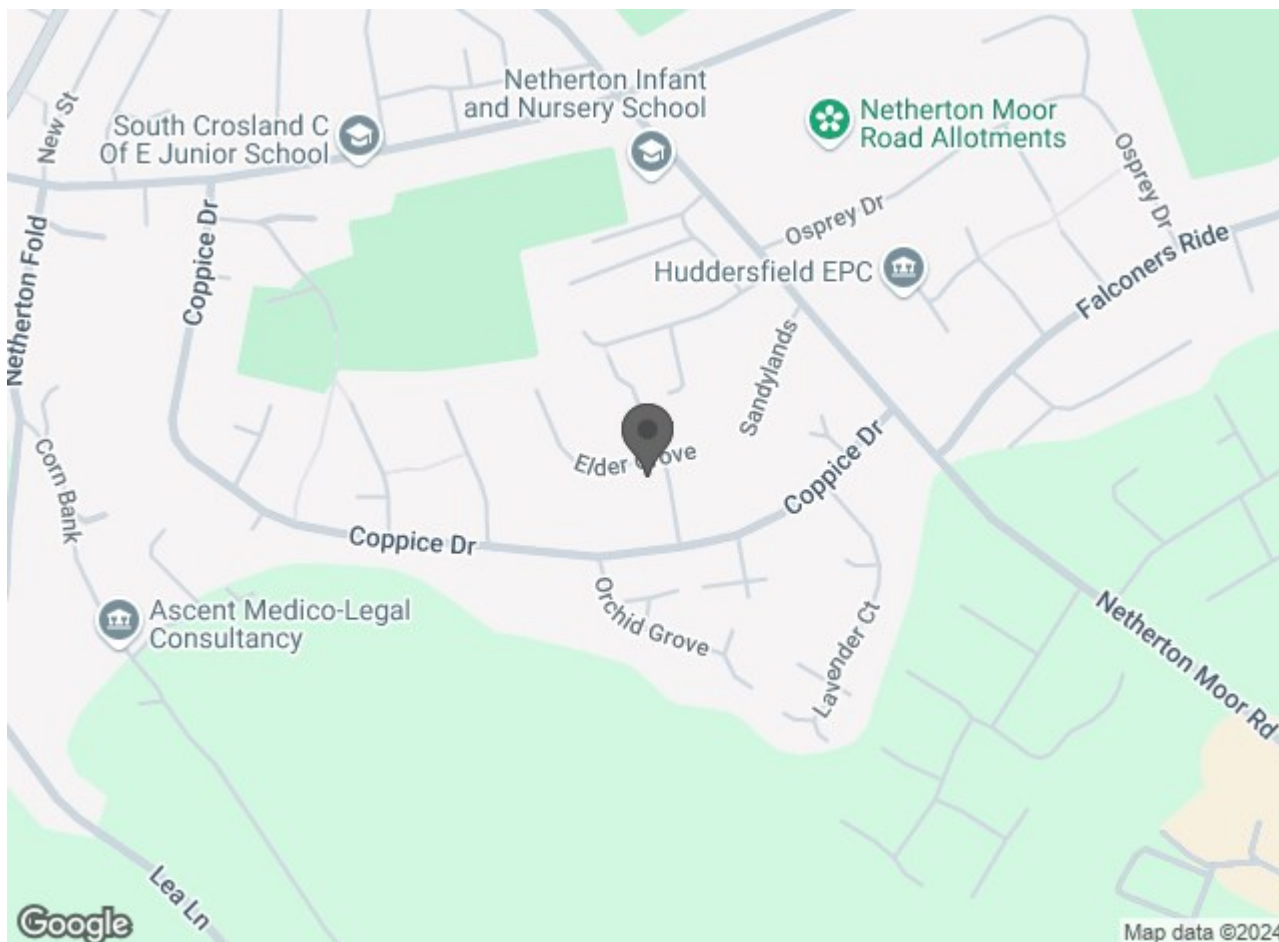
The bathroom has a white three-piece suite comprising a timber panelled bath with Triton T80SI shower over, pedestal wash hand basin and low-level WC. There is full height tiling around the bath, a uPVC opaque window and a radiator.

External Details

The property is located on a narrow through road and parking is informal. There is a communal area for hanging washing.

Spruce Drive, Netherton Huddersfield, Yorkshire

Directions



Spruce Drive, Netherton Huddersfield, Yorkshire

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.