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## Prince Street, Primrose Hill Huddersfield, Yorkshire

**£525 Per month**

Being conveniently situated within a short distance of Huddersfield town centre is this stone built, rear terraced property. The house may well prove suitable to the single person or professional couple and briefly comprises entrance vestibule, living kitchen and, to the first floor, open plan bedroom and house bathroom. The property has a gas central heating system and is fully uPVC double glazed. Externally, there is a flagged patio garden with views towards the town centre.

# Prince Street, Primrose Hill Huddersfield, Yorkshire

## Floorplan



GROUND FLOOR  
183 sq.ft. (17.0 sq.m.) approx.

1ST FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 379 sq.ft. (35.2 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 Vestibule

A uPVC door with double glazed panel above opens to the entrance vestibule where there is a staircase rising to the first floor, ceiling light point and a radiator.

### Living Kitchen



This compact room has a large uPVC double glazed window to the front elevation, overlooking the rear garden. The kitchen area has a range of base cupboards, drawers, roll-edge worktops, tiled splash-backs, integrated hob and inset stainless steel sink unit with overlying mixer tap. There are fitted cupboards and shelving to the alcoves along with ceiling light point and a radiator. A walk-in, under stairs store cupboard has plumbing for an automatic washing machine.

### First Floor Landing

From the entrance vestibule, a staircase rises to the first floor where there is an open plan bedroom, ceiling light point, fitted wardrobes to the alcove, radiator and a uPVC double glazed window with a pleasant outlook to the rear elevation.

### House Bathroom



Having a white suite comprising a low flush WC, pedestal hand basin with mixer tap over and a panelled bath with

mixer tap and overlying Hansgrohe shower. The walls are part tiled with a contrasting tiled effect floor, ceiling light point, extractor fan and a radiator.

### External Details

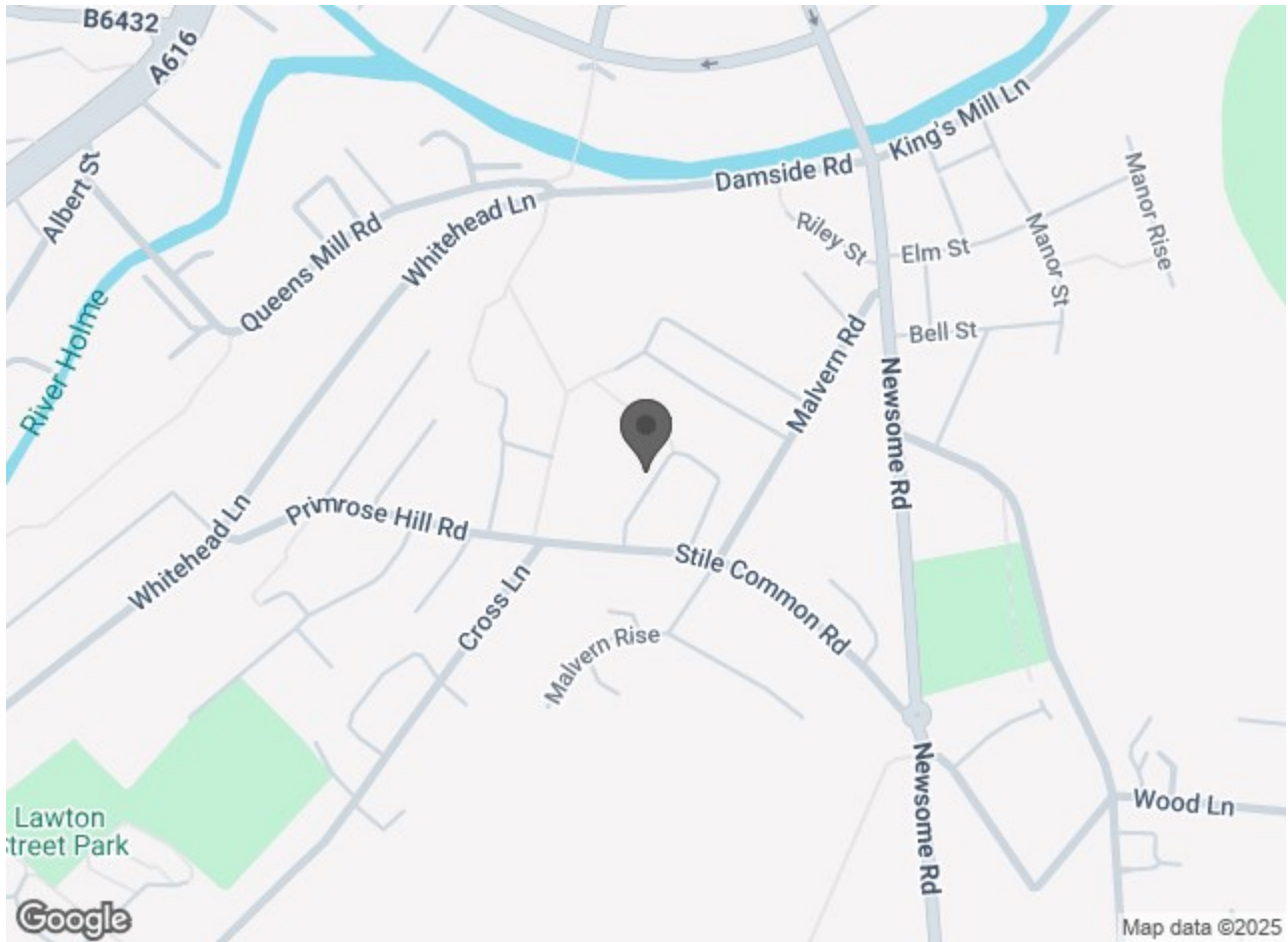


To the rear of the property there is a flagged patio garden with an open aspect.



# Prince Street, Primrose Hill Huddersfield, Yorkshire

Directions



## Prince Street, Primrose Hill 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.