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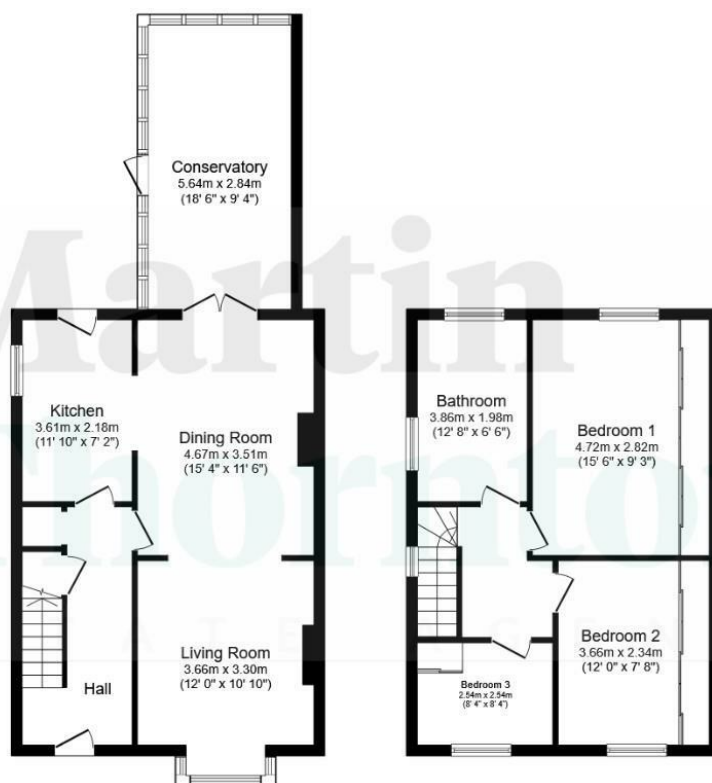
Luck Lane, Marsh Huddersfield,

£1,100 Per month

This three-bedroom home is located in this highly accessible and well-regarded area. It is situated approximately midway between the town centre/train station and Lindley Village/the hospital. It is in an ideal commuting location, has a light and bright interior and is ready for immediate occupation. The accommodation comprises an entrance hallway with storage, good-sized kitchen with island/breakfast bar, large open-plan living room, adjoining dining room with French doors through to the conservatory. On the first floor are three bedrooms and a large bathroom incorporating a separate walk-in shower cubicle. The property has a gas-fired central heating system and uPVC double-glazing, some with security shutters. Externally, there is parking to the rear and a large brick built double garage with an automatic door, power and lighting.

Luck Lane, Marsh Huddersfield,

Floorplan



Ground Floor Floor area 66.4 sq.m. (714 sq.ft.) **First Floor** Floor area 48.8 sq.m. (525 sq.ft.)

Total floor area: 115.2 sq.m. (1,240 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

Luck Lane, Marsh Huddersfield,

Details



Entrance Hallway

An external uPVC door with opaque glazed overlight gives access to the entrance hallway, which has a decorative tiled floor to the initial section. A staircase rises to the first floor accommodation, beneath which is a useful storage cupboard, perfect for shoes and coats, etc., and housing the Ideal Instinct 2 central heating boiler. At the end of the hallway is a further store cupboard with wall tiling. There is a radiator and a timber and glazed door opens into the living room.

Living Room

This good-sized reception room is positioned at the front of the property and has a walk-in bay window with uPVC glazing. It has Amtico style flooring, along with wall light points and a radiator. Adjoining this room is the similarly sized dining room.

Dining Room

The dining room has tiled flooring and a living flame effect gas fire. It has wall cupboards, base units and drawers. The dining room and kitchen work particularly well together, with a large breakfast bar which accessible from both rooms. There is a radiator and French doors leading to the conservatory.

Kitchen

The kitchen is accessed via a timber and glazed door. It has wall cupboards and base units with working surfaces and a stainless steel sink with mixer tap. There is a gas cooker with a four-ring gas hob, along with plumbing for an automatic washing machine and space for further appliances. As mentioned, the kitchen also has access to the island/breakfast bar. It has a side uPVC window, a rear uPVC glazed door and a radiator.

Conservatory

This large room serves as an everyday living space and has side uPVC windows and an external door. It has Amtico style flooring and twin radiators.

First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing, which has a uPVC side window and a radiator.

Bedroom One

This large double bedroom is positioned at the rear of the property. It has a bank of mirror-fronted sliding door wardrobes, a uPVC window and a radiator.

Bedroom Two

This double bedroom is positioned at the front of the property. It has a bank of mirror-fronted sliding door wardrobes, a uPVC window and a radiator.

Bedroom Three

This single bedroom is positioned at the front of the property. It has built-in shelving over the bulkhead projection, a uPVC window and a radiator.

Bathroom

The large bathroom has a panelled bath, a pedestal wash hand basin, a low-level WC along with a walk-in shower with decorative glass bricks and a Mira Excel shower. There is tiling to the walls, side and rear opaque uPVC windows, a mirror fronted toiletries cabinet and two radiators.

External Details

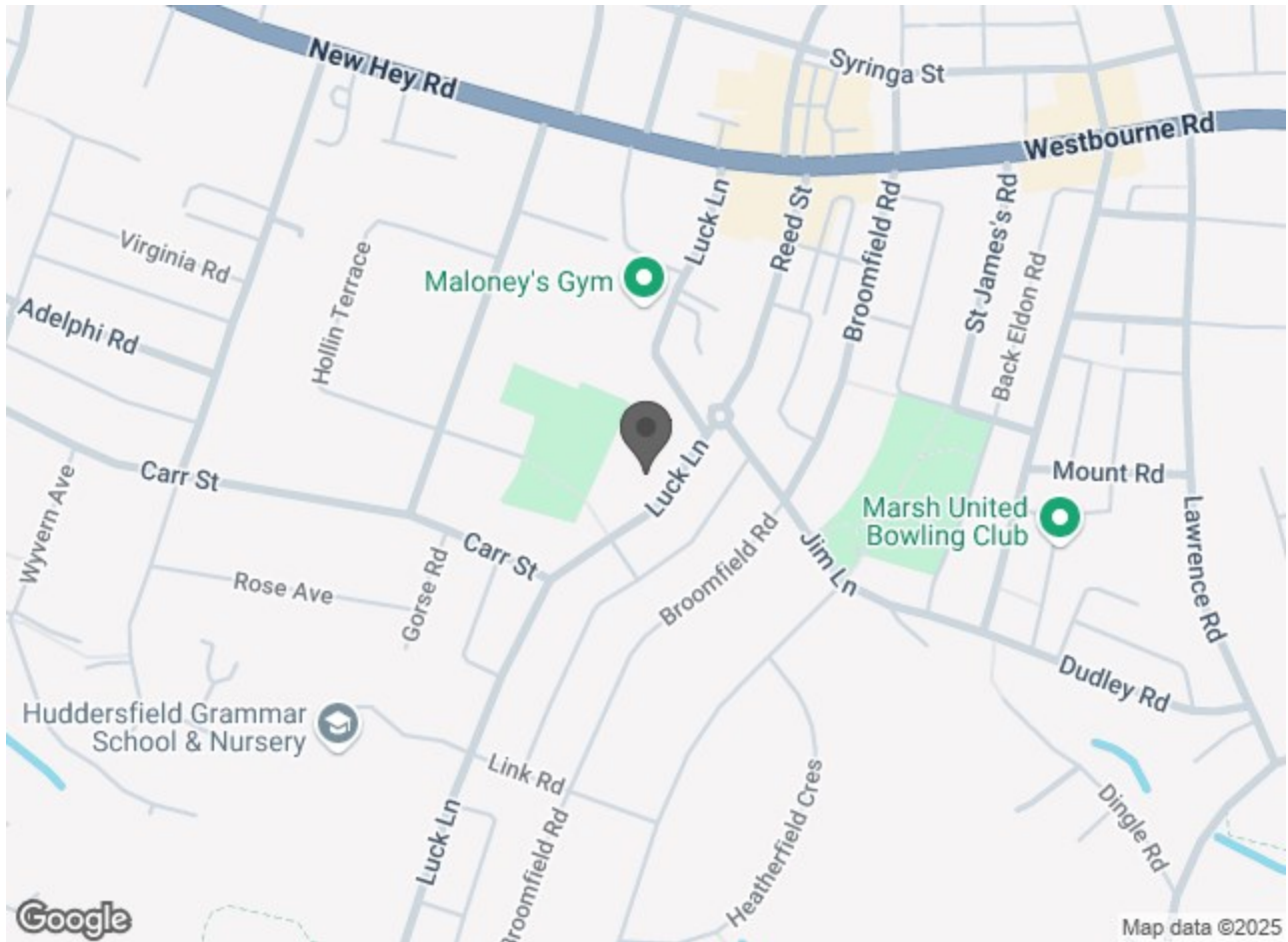
At the front of the property is a paved area suitable for tubs, pots and planters. At the rear is external water, a concreted parking area and access to the double garage.

Double Garage

The garage has power, lighting and a roll-over door.

Luck Lane, Marsh Huddersfield,

Directions



Luck Lane, Marsh Huddersfield,

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.