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## Laund Road, Huddersfield, Yorkshire

**£1,250 Per month**

This three-bedroomed, semi-detached house. Being conveniently situated within a wealth of local amenities including schooling, supermarkets, doctors, dentist, chemist and a short drive from the M62 motorway network. The property may well prove suitable to a family. Internally, the property offers "open plan" living to the ground floor including entrance hall, cloakroom/WC, dining kitchen with breakfast island and living room with bay window and access to the rear garden. To the first floor there are three good sized bedrooms, two with fitted wardrobes, and a modern contemporary four-piece bathroom. The property has a gas central heating system, alarm system and is fully uPVC double glazed. Externally, to the front elevation there is a lawned garden and a tarmac driveway providing ample parking and access to a detached garage. To the rear is a fenced and walled, lawned garden with patio area, mature shrubbery borders and an area of raised decking.

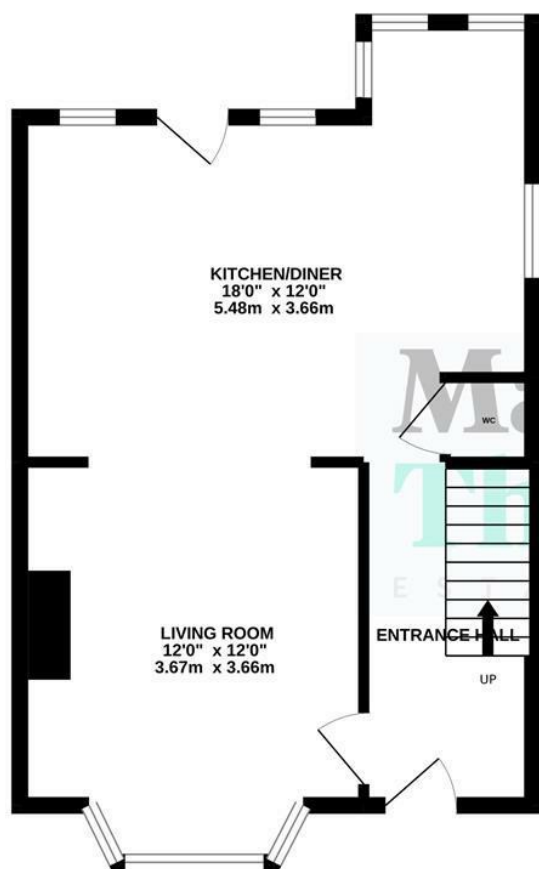
**\*\*Disclaimer\*\*** There is currently a tenant living in the property, y with their furniture and appliances have been used.

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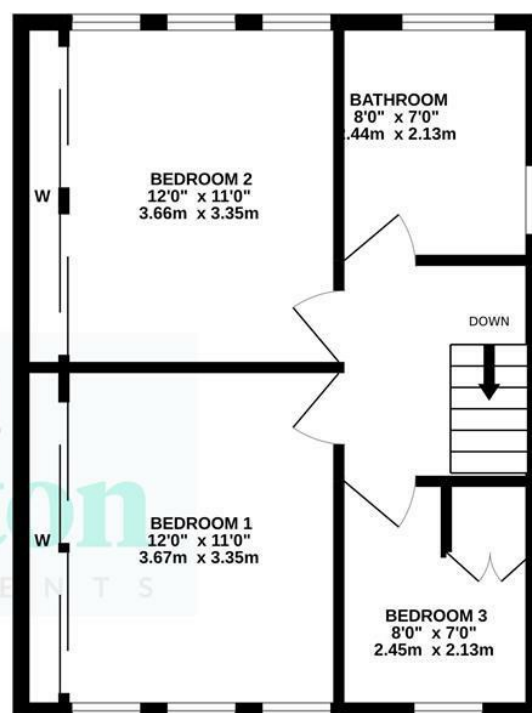
## Floorplan



GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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# Laund Road, Huddersfield, Yorkshire

## Details



### Entrance Hall

A uPVC and leaded double glazed door opens to the entrance hall which has Amtico style flooring along with ceiling light point, radiator, useful under stairs store cupboard and a balustrade and spindle staircase rising to the first floor.

### Lounge



Set to the front of the property with lots of natural light via a uPVC double glazed, splayed bay window complete with window seat. There is a ceiling light point, various power points and a radiator. The focal point of the room is an ornate style fire surround with matching hearth, home to a living flame gas fire.

### Dining Kitchen



Running across the rear of the property, this room acts as the hub of this lovely family home. There is a uPVC double glazed door with matching side panels looking out onto, and giving access to, the patio and garden beyond. Having inset downlights to ceiling, a radiator and Amtico style flooring leading through into the kitchen. Having a range of modern high gloss base cupboards, drawers and Corian style worktops incorporating breakfast island. Integrated appliances include a split-level hob, oven, overlying extractor hood, microwave, dishwasher, fridge and freezer. There is an inset sink unit with overlying mixer tap and a uPVC double glazed window providing light from the side elevation.

### Cloakroom/WC

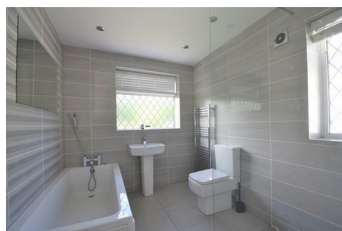


Having a modern white suite comprising a low flush WC and vanity hand basin with chrome mixer tap over. The walls are tiled with a contrasting tiled floor, ceiling light point and a uPVC double glazed window providing light from the side elevation.

### First Floor Landing

From the entrance hall, a balustrade and spindle staircase rises to the first floor landing where there is a ceiling light point and a uPVC double glazed window providing light from the side elevation. Access to loft space can be gained via a pull down ladder.

### Bathroom



Having a modern white, contemporary suite comprising a low flush WC, pedestal hand basin with chrome monobloc tap over, panelled bath with matching mixer tap and a walk-in "wet room" shower area, home to a mains fed shower. The walls are tiled with a contrasting tiled floor, along with inset downlights to ceiling, an extractor fan and a wall mounted, chrome, ladder style, heated towel rail. Additional light comes from both the rear and side elevations via uPVC double glazed windows.



# Laund Road, Huddersfield, Yorkshire

## Details



### Bedroom One



mature shrubbery borders and a tarmac driveway providing ample parking and access to a detached garage. The garage has an up-and-over door, power and light, along with several uPVC double glazed windows looking out onto the garden. To the rear of the property is a fenced and walled, lawned garden with patio area, mature shrubbery borders and an area of raised decking.

This double bedroom is set to the rear of the property and has three uPVC double glazed windows overlooking the garden. There are wall length fitted wardrobes with various hanging rails and shelving options, ceiling light point, two wall light points, power points and a radiator.

### Bedroom Two



This double bedroom is set to the front of the property and has three uPVC double glazed windows overlooking the garden. There are fitted wardrobes with various hanging rails and shelving options, spotlights to ceiling, two wall light points, power points, TV aerial point and a radiator.

### Bedroom Three

This single bedroom has in the past made an ideal work from home study and has a built-in storage cupboard over the bulkhead, power points, ceiling light point, TV aerial point and a radiator.

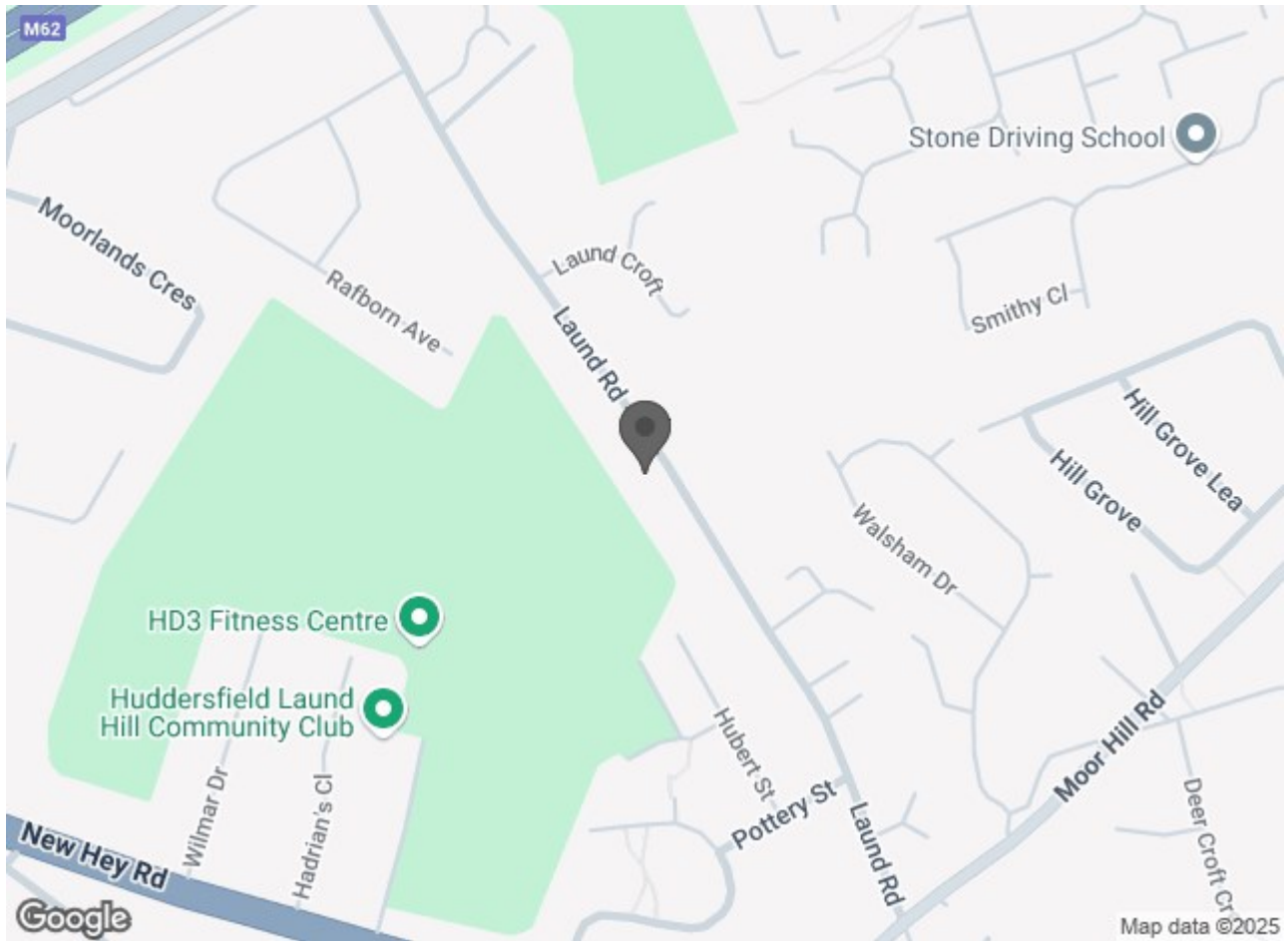
### External Details



To the front elevation there is a walled, lawned garden with

# Laund Road, Huddersfield, Yorkshire

Directions



## **Laund Road, 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.