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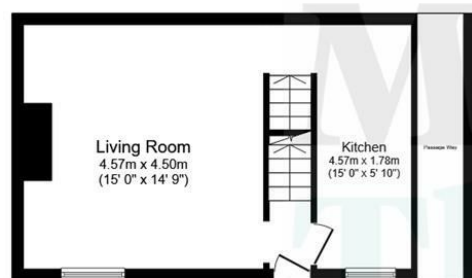
**Barcroft Road, Newsome
Huddersfield,**

£975 Per month

This double-fronted back-to-back terraced property has four bedrooms, a separate kitchen and living room and extends over the side passageway, making the first and top floors are slightly larger. The property is located in a convenient and highly accessible area and benefits from a light and bright interior. The accommodation comprises an entrance lobby, living room with oak flooring, separate kitchen with integrated oven and hob and useful cellar. The first floor houses a stylish bathroom with a white suite and two double bedrooms. On the top floor are the two remaining bedrooms, one of which is a double. The property has gas-fired central heating and double glazing. Only by an internal inspection can the amount of accommodation be appreciated.

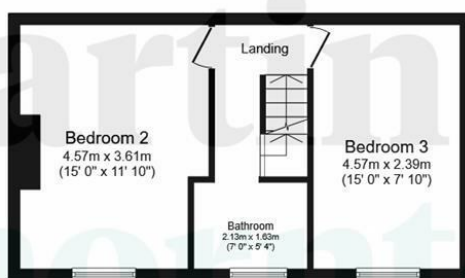
**Barcroft Road, Newsome
Huddersfield,**

Floorplan



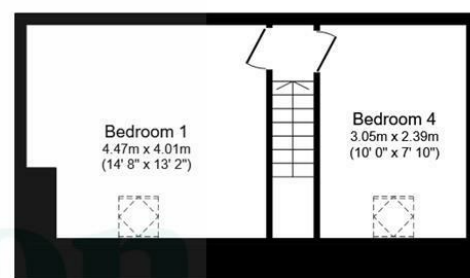
Ground Floor

Floor area 37.7 m² (405 sq.ft.)



First Floor

Floor area 37.7 m² (405 sq.ft.)



Top Floor

Floor area 37.7 m² (405 sq.ft.)

TOTAL: 113.0 m² (1,216 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

Barcroft Road, Newsome Huddersfield,

Details



Entrance Lobby

An external uPVC door with an opaque glazed panel gives access to the entrance lobby, where a staircase rises to the first floor accommodation. There are high-level coat hooks, a radiator and oak flooring continuing into the living room.

Living Room

This good sized reception room is positioned at the front of the property with large uPVC windows making the room particularly light and bright. It has oak flooring, plenty of space for furniture, a radiator and access to the kitchen.

Kitchen

The kitchen has contemporary units to high and low levels, working surfaces, tiled surrounds and a one-and-a-half bowl stainless steel sink unit. Integrated appliances include an oven and hob with a filter hood above. There is space for a freestanding fridge freezer and a continuation of the oak flooring. To the front elevation is a double glazed window overlooking the garden and the room can accommodate a small bistro table. There is also a radiator.

Cellar

A staircase leads down to the cellar providing useful storage with a stone flagged keeping table. There is plumbing for an automatic washing machine.

First Floor Landing

A spindle balustrade staircase rises to the first floor landing from the entrance lobby. The staircase continues to the top floor.

Bedroom One

This large double bedroom is positioned above the living room and has plenty of space for furniture. There is a double glazed window to the front elevation and a radiator.

Bedroom Two

This double bedroom extends over the side passageway and has a double glazed window, plenty of space for furniture and a radiator.

Bathroom

The bathroom has a contemporary three-piece suite comprising a P-shaped bath with shower screen and wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. Concealed is the boiler for the central heating system. There is an upright chrome ladder-style radiator and an opaque double glazed window.

Top Floor

From the landing area, a staircase gives access to the top floor, where bedrooms three and four can be found.

Bedroom Three

This large double bedroom has a Velux window to the front elevation and useful built-in storage to the eaves. There is also a radiator.

Bedroom Four

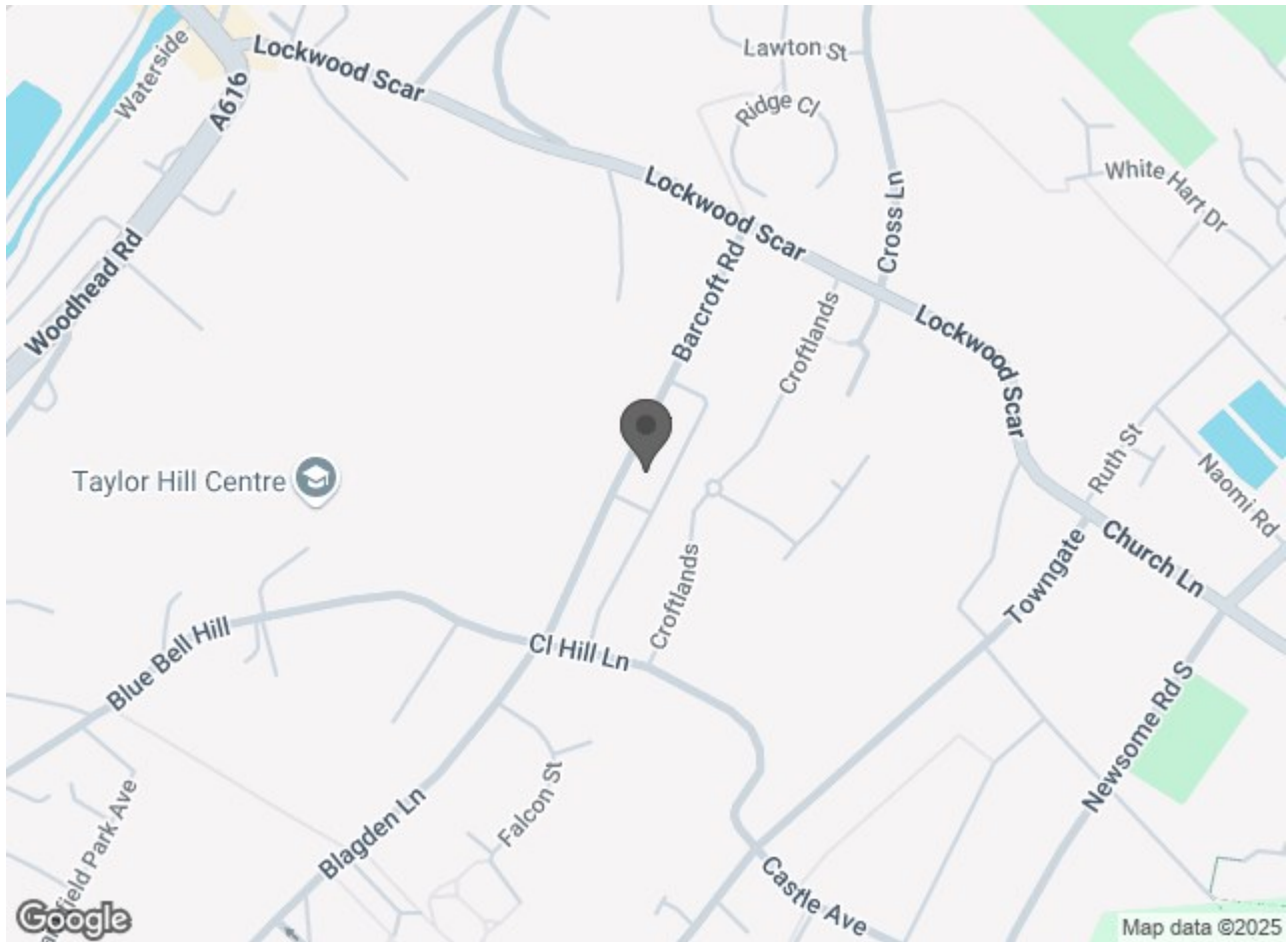
This good sized single bedroom has a Velux window and a radiator.

External Details

At the front of the property is a perimeter wall and gateposts with a metal fence. There is a gravelled area on either side of the pathway.

Barcroft Road, Newsome Huddersfield,

Directions



**Barcroft Road, Newsome
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.