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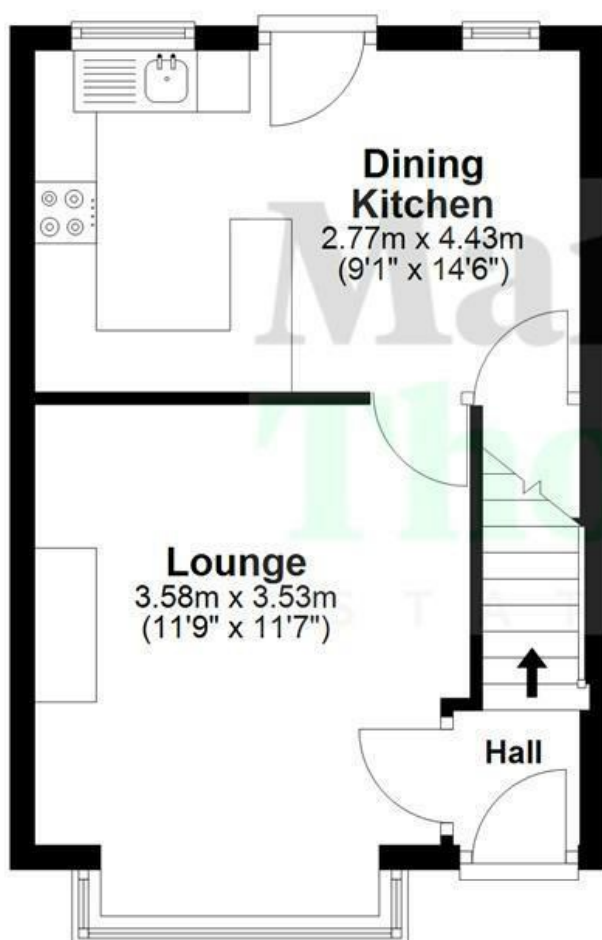
**Kelvin Avenue, Dalton
Huddersfield,**

£975 Per month

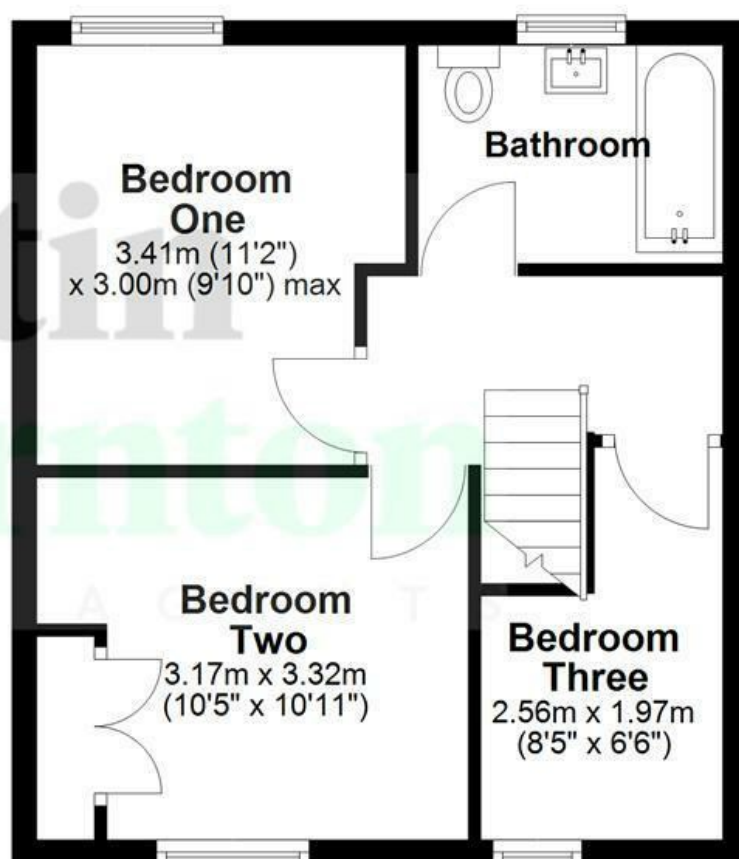
This well-appointed three-bedroomed property has an enclosed rear garden and parking to the front. The interior is crisp and fresh with grey carpeting and the house is ready for immediate occupation. The property is conveniently placed for local amenities within Waterloo and the town centre. The property comprises; entrance hall, lounge, kitchen/diner, to the first floor, three bedrooms and a house bathroom. To the front of the property there is a block paved driveway and to the rear of the property there is an enclosed rear garden enjoying a southerly aspect.



Ground Floor



First Floor



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Kelvin Avenue, Dalton Huddersfield,

Details



Entrance Hall

A composite door with double glazed inserts and matching over-light gives access to the entrance hall. This has feature stone flooring, a ceiling light point and a thermostat. A staircase leads to the first floor landing and access can be gained to the following rooms:

Living Room



A timber door gives access to the living room at the front of the property, which has a large uPVC walk-in bay window allowing plenty of natural light and overlooking the garden. The focal point of the room is a log burner, set to a stone hearth, with a timber mantel above. There is a ceiling light point, a radiator and a timber door leading to the kitchen/diner.

Kitchen/Diner



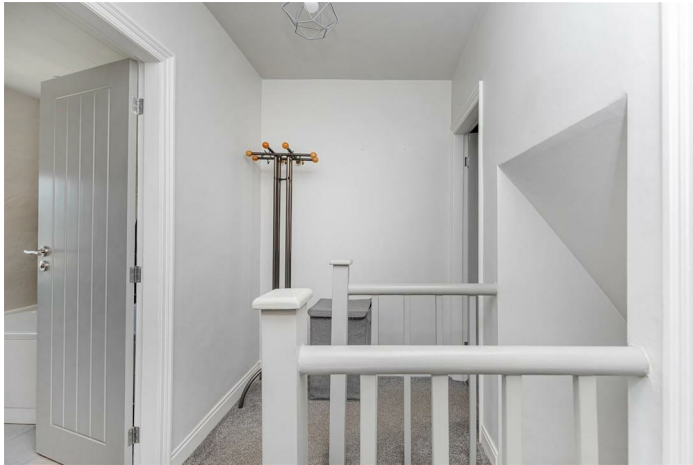
The kitchen is positioned at the rear of the property and has a range of modern wall and base cupboards, drawers, roll-edge work tops and a stainless steel sink. The worktops extend to form a breakfast bar area. Integrated appliances comprise an oven and hob with overlying extractor hood. There is space for freestanding dishwasher, fridge freezer and plumbing for an automatic washing machine. The room has oak style laminate flooring, a uPVC window overlooking the rear garden and a ceiling light point. A uPVC door with glazed insert gives access to the rear. The dining area has plenty of room for a bistro style table and a uPVC window overlooks the garden. It has a ceiling light point, a radiator and a timber door giving access to a useful under stairs storage cupboard.

Kelvin Avenue, Dalton Huddersfield,

Details



First Floor Landing



From the entrance hall, the staircase gives access to the first floor landing, where there is a ceiling light point.

Bedroom One



This double bedroom is positioned at the front of the property and has a large uPVC window. There are fitted wardrobes with hanging rails and shelving, a ceiling light point and a radiator.

Bedroom Two



This bedroom is positioned at the rear of the property and enjoys a pleasant outlook over the rear garden and beyond via a large uPVC window. There is a ceiling light point and a radiator.

Bedroom Three



This bedroom is positioned at the front of the property and has a uPVC window, a ceiling light point and a radiator. There is a useful storage cupboard over the bulkhead.

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Bathroom



The white suite comprises a panelled bath with twin taps, a waterfall style shower fitting over and a hand-held shower attachment; a pedestal hand basin with mixer tap and a low-level WC. There is vinyl style flooring, tiling to the walls, a useful storage cupboard, ceiling downlighting, an extractor fan and a radiator. A uPVC window overlooks the rear elevation.

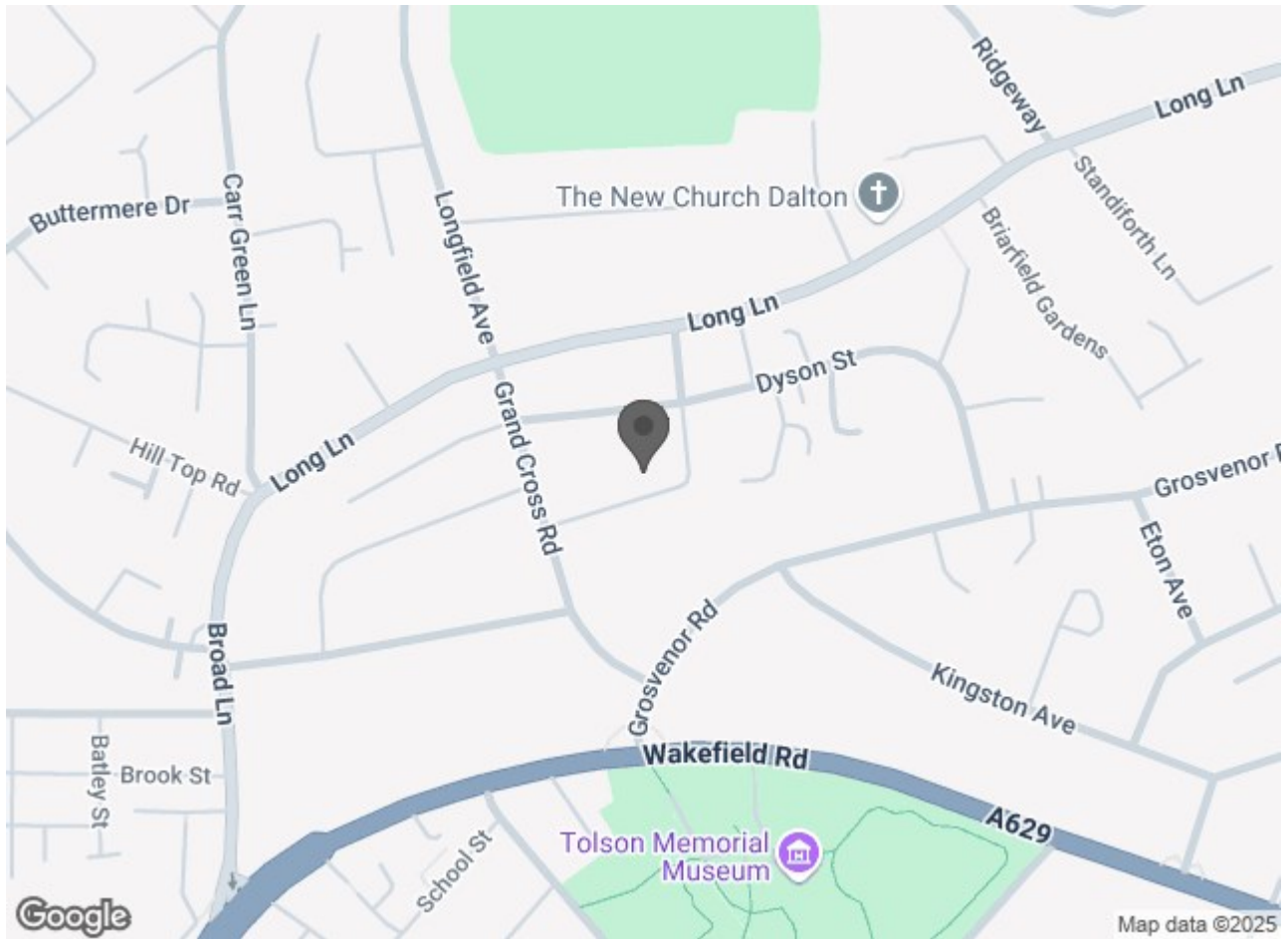
External Details



At the front of the property, there is a block paved driveway, a bin store and outdoor lighting. At the rear is a walled and fenced garden. A patio area is accessible from the back door, perfect for outdoor entertaining, and a lawned garden area with mature shrubbery borders. The rear garden enjoys a southerly aspect.

Kelvin Avenue, Dalton Huddersfield,

Directions



**Kelvin Avenue, Dalton
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.