

martin-thornton.com
01484 508000



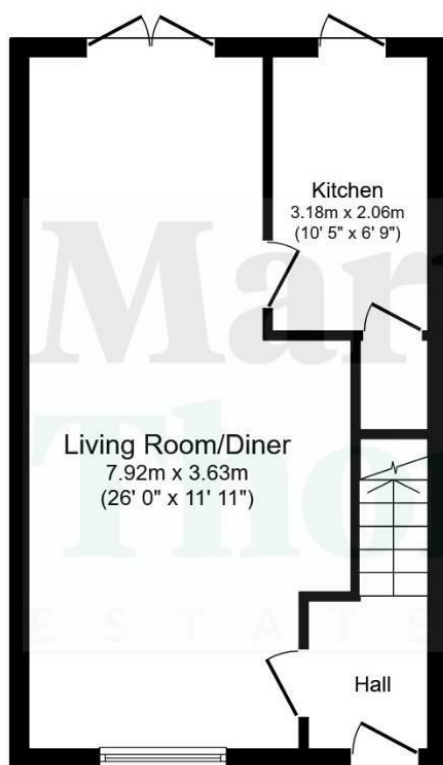
**Rutland Road, Milnsbridge
Huddersfield,**

£1,100 Per month

This three-bedroom detached property is located in the popular residential area of Milnsbridge. It may prove suitable to a professional couple looking to access the nearby M62 motorway network, or a family requiring recommended local schooling. The accommodation comprises an entrance hall, spacious lounge/diner, kitchen and, to the first, floor three bedrooms and a stylish house bathroom. The property has been recently decorated and recent fitted appliances. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the front of the property, there is a driveway providing off-road parking. At the rear, there is a patio seating area and lawn, perfect for outdoor entertaining.

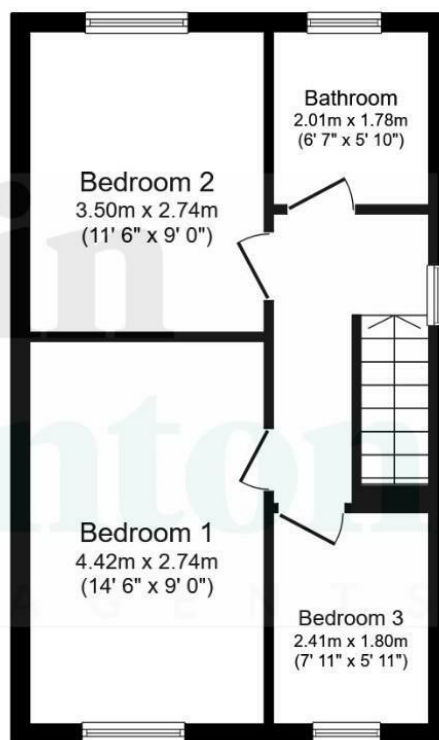
Rutland Road, Milnsbridge
Huddersfield,

Floorplan



Ground Floor

Floor area 37.0 sq.m. (398 sq.ft.)



First Floor

Floor area 37.0 sq.m. (398 sq.ft.)

Total floor area: 74.0 sq.m. (797 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

Rutland Road, Milnsbridge Huddersfield,

Details



Entrance Hall

A uPVC door with double-glazed inserts opens to the entrance hall, which has hanging hooks, a ceiling light point and a radiator. A staircase leads up to the first floor landing and a timber door gives access to the living/dining room.

Living/Dining Room



This large open-plan room has feature panelling to one wall, laminate style flooring, two ceiling light points and two radiators. It has a dual aspect, with a large uPVC double-glazed window to the front and bi-fold doors to the rear elevation. A timber door gives access to the kitchen.

Kitchen



The kitchen has a range of recently fitted high gloss wall and base cupboards, drawers, roll-edge worktops and a composite one-and-a-half bowl sink unit. Integrated appliances include an oven, hob and overlying extractor fan with downlights. There is plumbing for an automatic washing machine, space for a fridge, under unit lighting, a continuation of the laminate style flooring and ceiling downlighting. The room has a uPVC window and a uPVC door providing access to the rear garden. There is a radiator and a useful under stairs storage cupboard/pantry.

First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has a uPVC double-glazed window to the side elevation. There is a ceiling light point and a useful storage cupboard with shelving, home to the Ideal central heating boiler.

Rutland Road, Milnsbridge Huddersfield,

Details



Bedroom One



This double bedroom is positioned at the front of the property and has grey carpeting and a large uPVC double-glazed window. There is a ceiling light point and a radiator.

Bedroom Three/Study



This bedroom has a uPVC double-glazed window, a ceiling light point and a radiator. It could be used as a work-from-home study.

Bedroom Two



This double bedroom is positioned at the rear of the property and has grey carpeting and a uPVC double-glazed window. There is a ceiling light point and a radiator.

House Bathroom



The bathroom has a recently fitted white suite comprising a P-shaped bath with a shower screen and a mains fed shower over, a vanity wash hand basin with storage under and a low-level WC with a concealed cistern. There is laminate style flooring, appropriate tiling to the walls, a ceiling light point, a wall-mounted mirrored storage cupboard and a chrome ladder style heated towel rail. To the rear elevation, there is a uPVC window.

Rutland Road, Milnsbridge Huddersfield,

Details



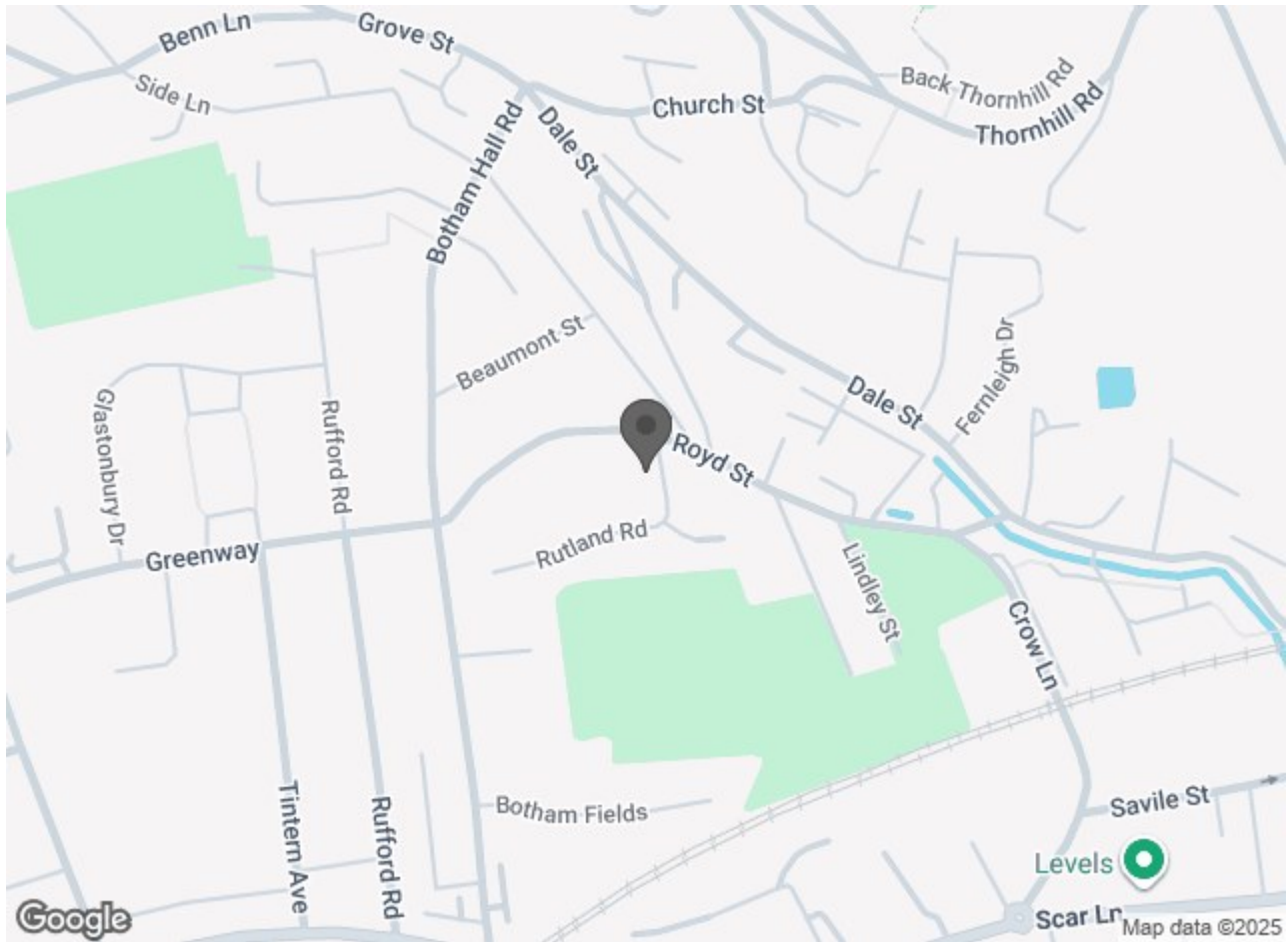
External Details



At the front of the property, there is a lawned garden and a driveway providing off-road parking. A gate leads to the rear garden, which has a flagged patio, outdoor lighting, two useful potting sheds and a further lawned area with mature shrubbery borders. One of the sheds has power and lighting and could be used as a workshop.

Rutland Road, Milnsbridge Huddersfield,

Directions



Rutland Road, Milnsbridge 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.