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**Mitchell Avenue, Waterloo
Huddersfield,**

£775 Per month

This two-bedroom stone built mid-terraced property may prove suitable to a professional couple looking to access the nearby M62 motorway network and local amenities. The accommodation comprises an entrance porch, living room and kitchen diner on the ground floor, with two bedrooms and a house bathroom on the first floor. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a block paved driveway to the front. At the rear, there is an enclosed lawned garden with a patio and storage.

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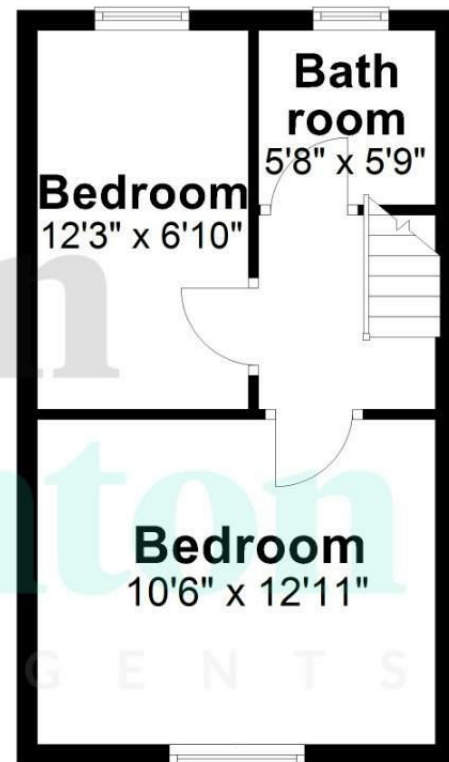
Floorplan



Ground Floor



First Floor



Total area: approx. 611.8 sq. feet
Mitchell Avenue, Waterloo, Huddersfield

Mitchell Avenue, Waterloo Huddersfield,

Details



Entrance Porch

A uPVC door with a matching double-glazed side panel opens to the entrance porch, which has a uPVC double-glazed window. There are hanging hooks for coat storage and a uPVC door with a decorative insert opens to the living room.

Living Room



This reception room is positioned at the front of the property and has a uPVC double-glazed window. There is laminate flooring, a ceiling light point, coving to the ceiling and a radiator. The focal point of the room is a timber fire surround with a tiled hearth, home to a gas fire. From here, a timber door gives access to the kitchen.

Kitchen Diner



The kitchen has a range of wall cupboards, base units, drawers, roll-edge worktops and a stainless steel sink unit. Integrated appliances include an oven and four-ring gas hob. There is plumbing for an automatic washing machine, space for a fridge freezer, tiling to the floor and brick style tiled surrounds. This room has a uPVC double-glazed window and a uPVC door providing access to the rear garden. There is a useful under stairs storage cupboard with shelving. A staircase gives access to the first floor landing.

First Floor Landing

The landing has a ceiling light point and a radiator.

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Details



Bedroom One



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

Bedroom Two



This double bedroom is positioned at the rear of the property and has a uPVC window overlooking the garden and beyond. There is a ceiling light point and a radiator. This room is home to the Baxi central heating boiler.

House Bathroom



The bathroom has a white suite comprising a tiled bath with a Mira electric shower over, a pedestal wash hand basin with twin taps and a low-level WC. The walls are panelled to dado height. There is a uPVC window to the rear elevation, appropriate tiling to the walls, a radiator and a ceiling light point.

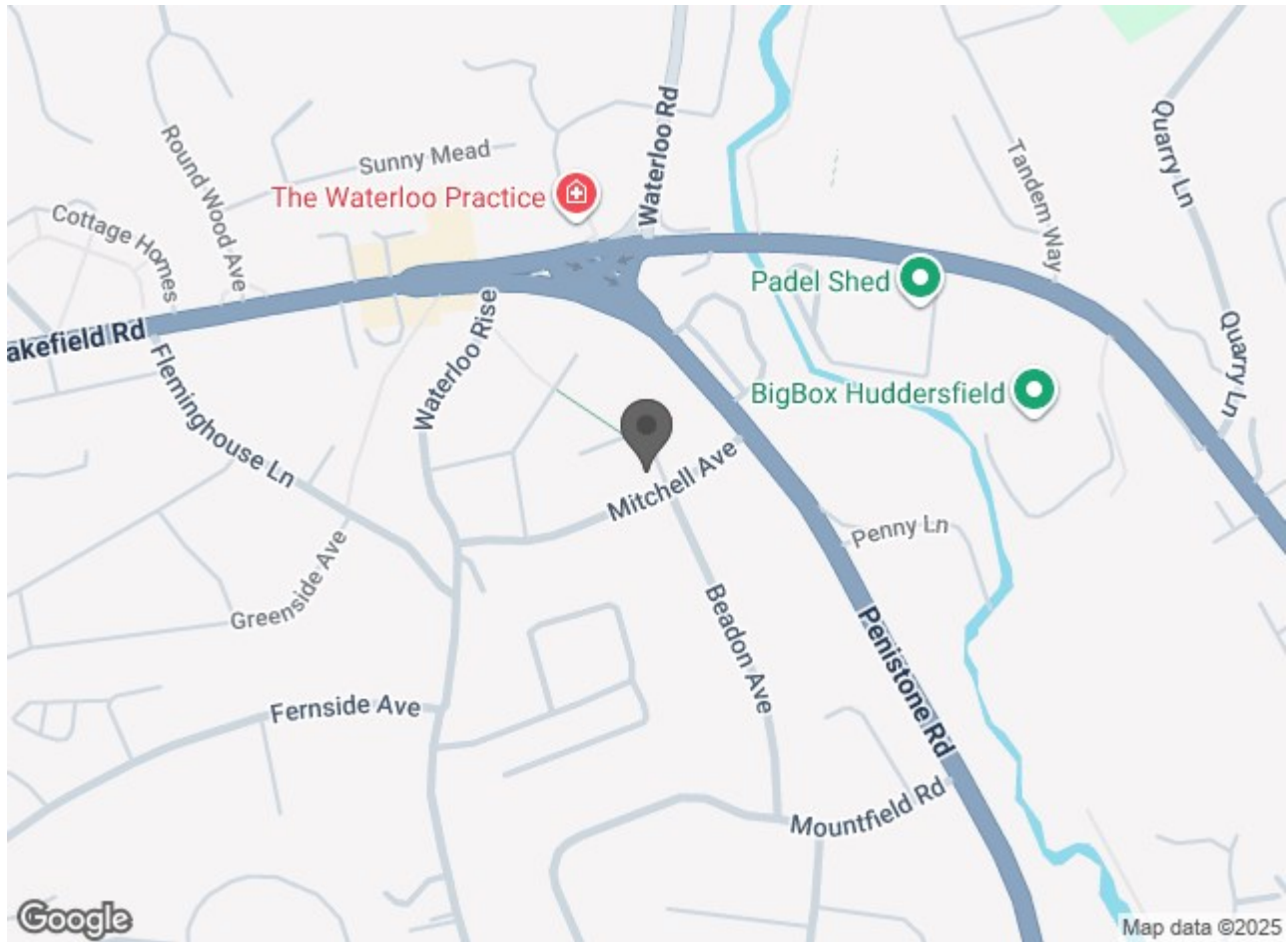
External Details



At the front of the property, there is a block paved driveway providing off-road parking. At the rear, there is a fenced and lawned garden with patio seating, perfect for outdoor entertaining, and useful storage.

Mitchell Avenue, Waterloo Huddersfield,

Directions



Mitchell Avenue, Waterloo 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.