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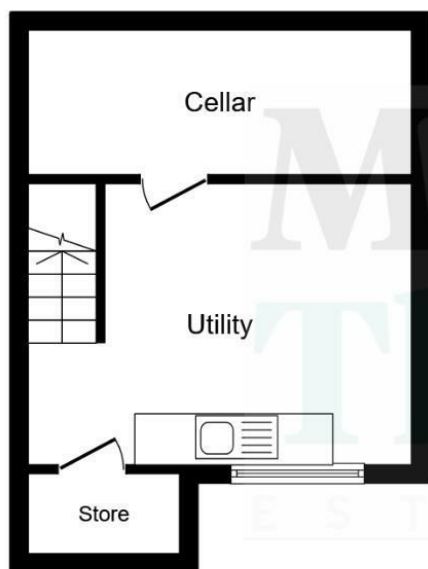
**Cowrakes Road,
Huddersfield,**

£800 Per month

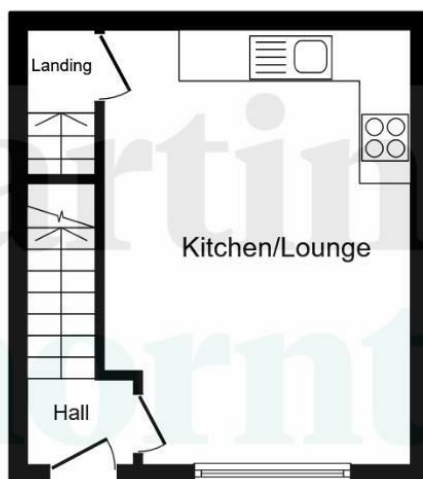
This two-bedroom stone built terraced cottage is set back from Cowrakes Road and enjoys a southerly aspect at the front. It offers a crisp and fresh interior, having been recently re-decorated and re-carpeted, along a kitchen and bathroom update. The property is in a perfect location, between Lindley Village and the Salendine Nook Shopping Centre. It would also make an ideal commuting base, with easy access to the motorway at the M62. The accommodation comprises an entrance lobby, open-plan living kitchen with some integrated appliances, the utility/cellar area with space for further appliances. On the first floor, there is a stylish bathroom and two bedrooms. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a garden area at the front of the property, enjoying a southerly aspect.

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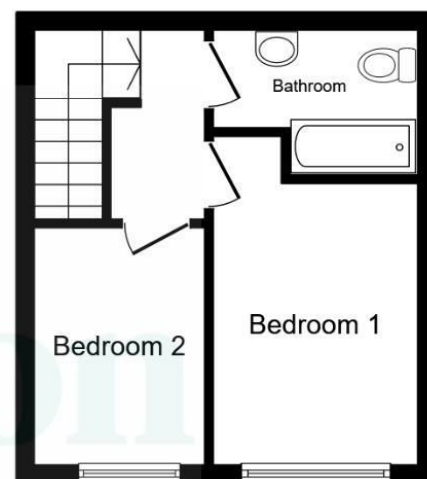
Floorplan



Basement



Ground Floor



Top Floor

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

Cowrakes Road, Huddersfield,

Details



Entrance Lobby

An external uPVC door with an opaque glazed panel gives access to the entrance lobby. This has neutral decor, grey carpeting and a staircase rising to the first floor accommodation. There is a radiator and a door leads into the living kitchen.

Living Kitchen



This open-plan room has a living area positioned at the front of the property with grey carpeting. It is particularly light and bright, enjoying a southerly aspect via a large uPVC window with a pleasant outlook across the garden. The kitchen area has stylish grey units to high and low levels, worktops and brick style tiled splashbacks and a sink unit. Integrated appliances comprise an oven and four-ring electric hob with a canopy style filter hood. There is plumbing for an automatic washing machine and concealed is the boiler for the central heating system. The room has contemporary luxury vinyl flooring, a radiator and steps lead down to the lower ground floor utility area/cellar.

Utility / Cellar

This area is divided into two, one of which could be used for handy storage. The larger section has stone flagged flooring, a Belfast style sink and a worktop, beneath which is plumbing for a washer or dishwasher. There is space for further appliances, a uPVC window to the front elevation and a radiator.

First Floor Landing

From the entrance lobby, a staircase leads up to the first floor accommodation.

Bedroom One



This well presented double bedroom has neutral decor and grey carpeting. It is light and bright with a uPVC window enjoying a southerly aspect. There is also a radiator.

Bedroom Two



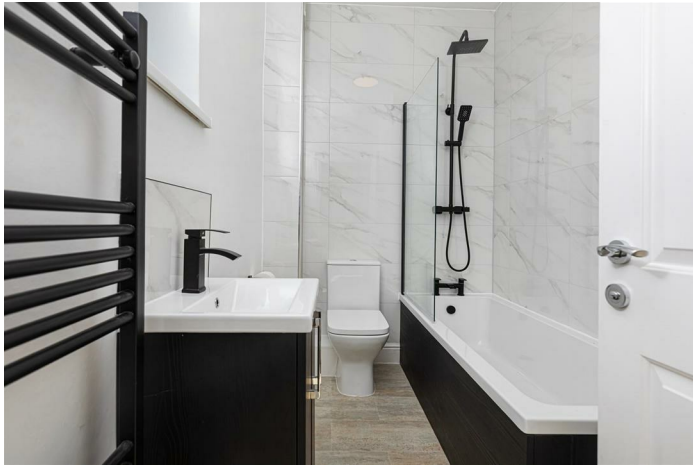
This well presented single bedroom has neutral decor and grey carpeting. It has a uPVC window and a radiator.

Cowrakes Road, Huddersfield,

Details



Bathroom



The stylish bathroom has been upgraded in more recent times and has a three-piece suite. The bath has a curved shower screen, a contrasting black wall-mounted shower fitting with a waterfall style shower head and a hand-held shower attachment. There is a rectangular wash hand basin with storage below and a low-level WC. The room has appropriate tiling to the walls, an upright ladder style radiator and a rear opaque uPVC window.

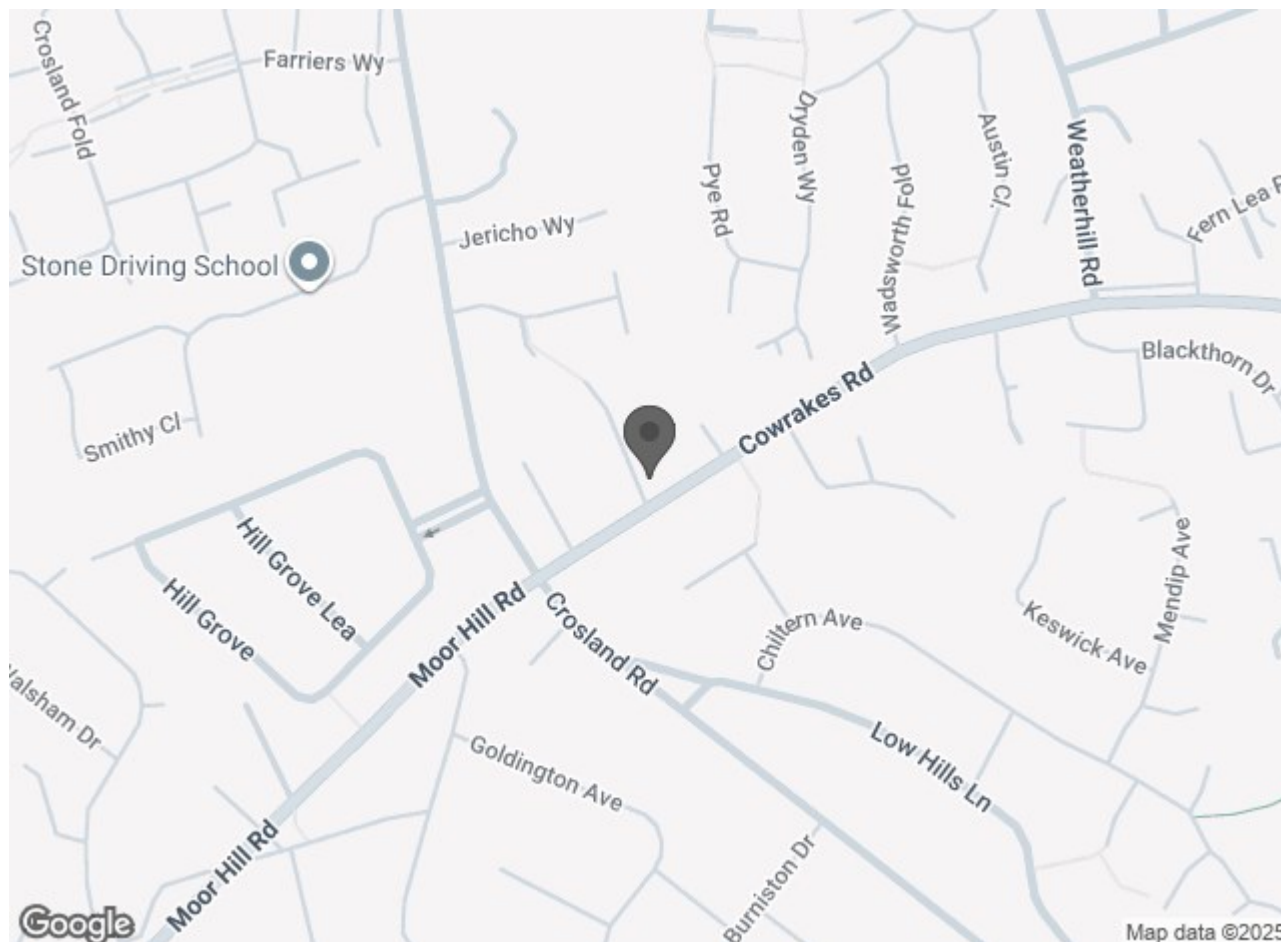
External Details



The property is set back from Cowrakes Road and has a lovely York stone seating area. There is a pedestrian right of access for the owners of the adjoining property and, adjoining this, an artificial grassed area with fencing and a dry stone wall.

Cowrakes Road, Huddersfield,

Directions



**Cowrakes Road,
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.