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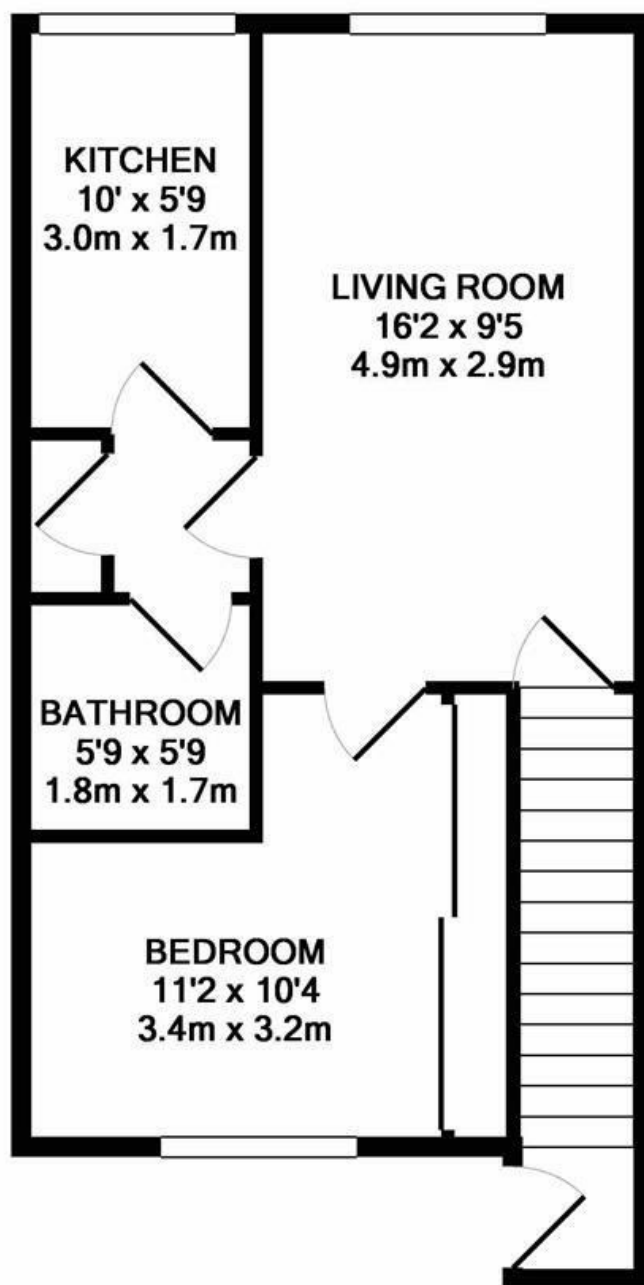


Thanes Close, Birkby Huddersfield, Yorkshire

£575 Per month

Conveniently situated within a short distance from Huddersfield town centre with its railway station, university, various bars and cafes and retail outlets is this recently renovated, one bedroom, first floor apartment. The property which has been maintained by the current owners offers accommodation comprising ground floor entrance with staircase leading to the first floor where there is an open plan lounge/diner with oak style laminate flooring, double bedroom with wall length fitted, sliding, mirrored wardrobes, house bathroom with modern contemporary stylish suite and modern kitchen with high gloss cupboards and integrated appliances.

No pets



TOTAL APPROX. FLOOR AREA 423 SQ.FT. (39.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Details



Ground Floor Entrance

A ground floor entrance door with double glazed insert opens to the inner lobby where there are hanging hooks and a staircase which rises to the first floor.

Lounge/Diner



Having a good sized reception room with two uPVC double glazed windows looking out over the cul de sac and beyond, two ceiling light points along with the aforementioned oak style laminate flooring, various power points and a wall mounted electric fire.

Kitchen



As the photographs suggest, this modern kitchen comprises a range of modern black, high gloss base cupboards, drawers, roll edge worktops with matching upstands and wall cupboards over. Integrated appliances including Samsung split level hob and oven with overlying extractor fan, plumbing for an automatic washing machine, integrated fridge and spotlights to the ceiling. Additional light is provided by two uPVC double glazed windows to the front elevation.

Inner Hallway

With a continuation of the aforementioned oak style flooring and a walk in store cupboard with fitted shelving.

Bedroom 1



This double room is set to the rear of the property and has views towards Grimescar via two uPVC double glazed windows, a ceiling light point, oak style laminate flooring and a selection of sliding, mirrored, wall length wardrobes with various hanging rails and shelving options.

Bathroom



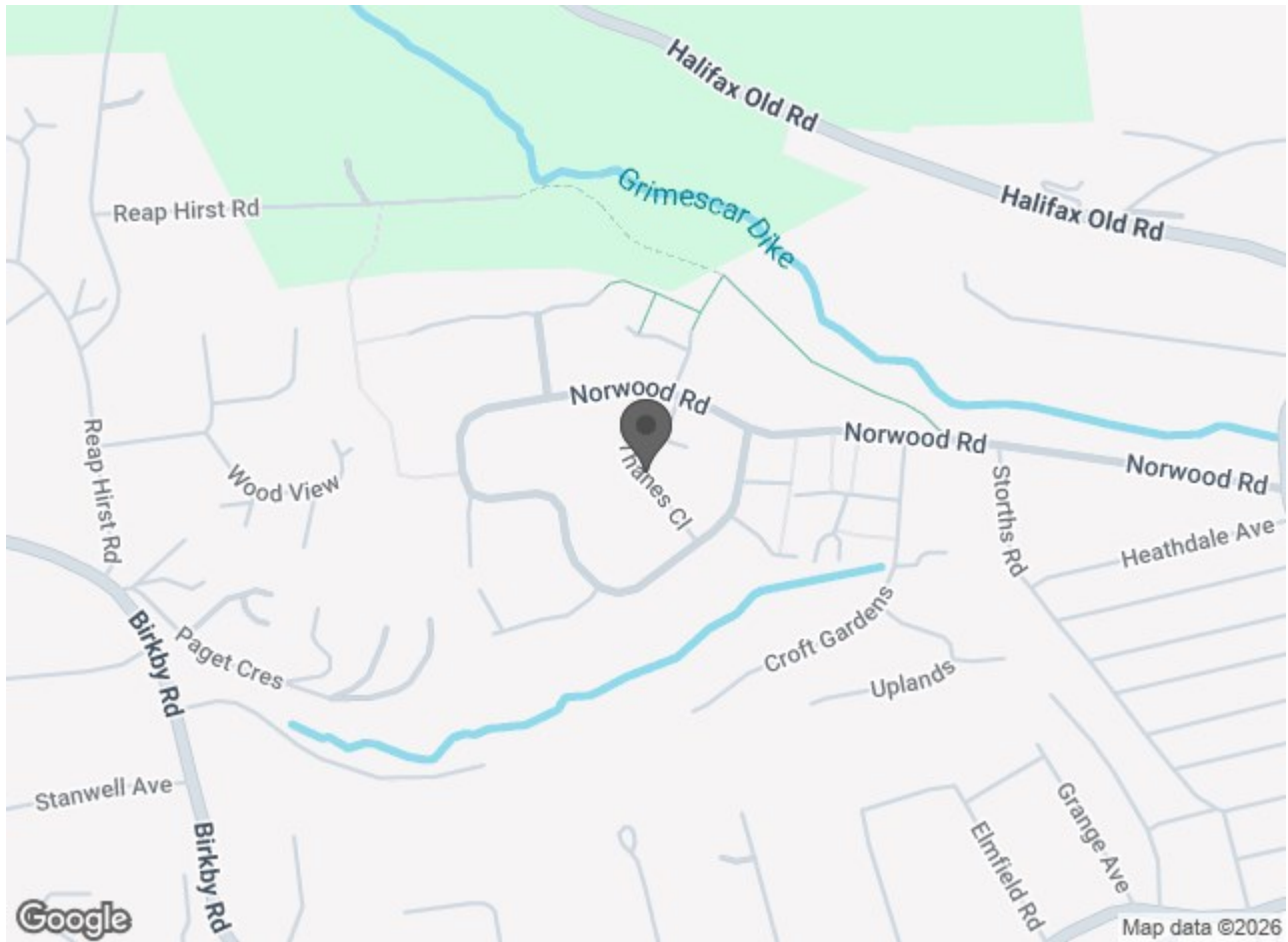
Having a modern white suite with low flush WC, pedestal hand basin with chrome monobloc tap over and panelled bath with mixer tap and overlying electric shower unit. The walls are tiled with a contrasting tiled floor, there is a wall mounted heated towel rail and a ceiling light point.

External Details

Externally there is a single car garage.

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Directions



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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.