



Applegate
Properties



- -Ground Floor Apartment
- -Characterful conversion
- -One bedroom plus study
- -Village centre location

Thorncliffe House, Thorncliffe Street, Huddersfield, HD3 3LH

£500pcm

A spacious one bedroom plus study ground floor apartment in characterful conversion with allocated parking in centre of sought after and vibrant Lindley village.



PROPERTY DESCRIPTION

ENQUIRY PROCEDURE

*** PLEASE SEND AN ONLINE ENQUIRY THROUGH IN THE FIRST INSTANCE, WE WILL THEN REPLY WITH PRELIMINARY QUESTIONS TO BE COMPLETED, ONLY VIEWINGS FOR SUITABLE APPLICANTS WILL BE ARRANGED ***

Any viewings that are arranged must be with one household only, social distancing rules to be strictly adhered to and face masks to be worn.

A spacious one bedroom plus study ground floor apartment in characterful conversion with allocated parking in centre of sought after and vibrant Lindley village.

Affording a spacious and modern interior which includes one double bedroom and further study/TV room is this attractive ground floor apartment. Forming part of this thoughtful and popular conversion the property is ideally placed close to the varied and regarded shops, restaurants and amenities of sought after Lindley village.

In brief comprising: Communal Entrance with security intercom, Private Hallway, generous Living room with steps down to useful study/TV room, fitted Kitchen, double bedroom with fitted wardrobe and Bathroom furnished with a three piece white suite with over bath shower and screen.

Externally, the property includes one allocated parking space and further on site visitor parking.

Rent - £500 pcm (unfurnished)

Bond - £576

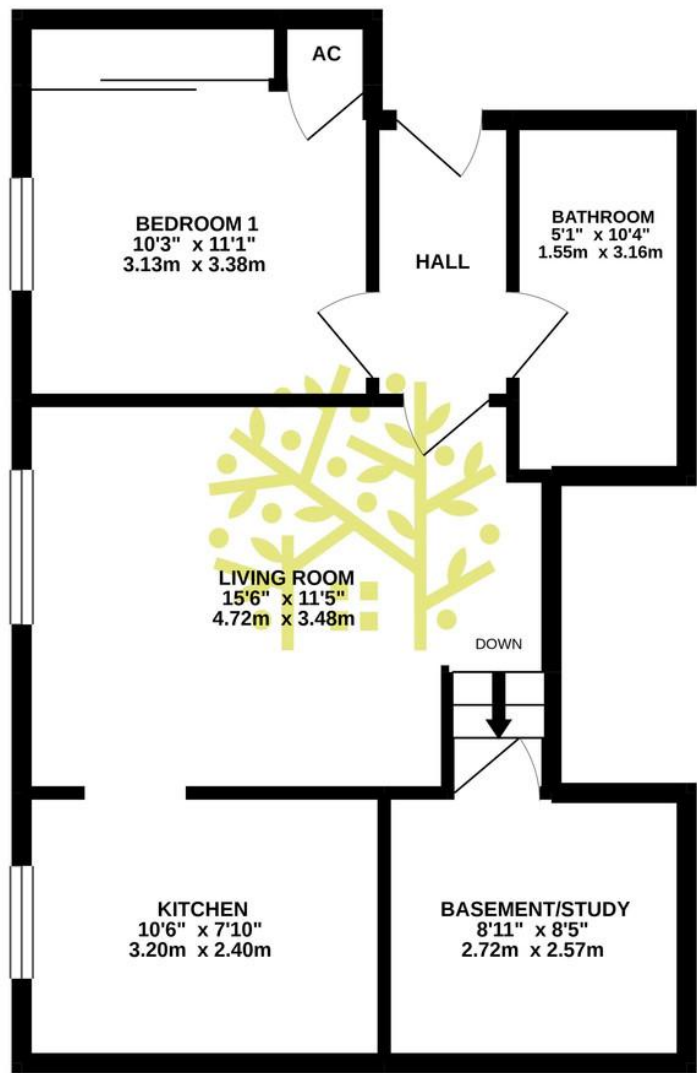
Holding Deposit - £115

Please note before our referencing can be approved a holding fee equivalent to one weeks' worth of the monthly rent must be paid.


- (1) Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require our co-operation
- (2) The property particulars do not constitute part or all of an offer or contract
- (3) The text, photographs and floor plans are for guidance only and should not be relied upon. Dimensions should be verified by yourself if require these to be accurate
- (4) You should make our own enquiries regarding the property, particularly in respect of furnishings to be included/excluded, and other items that may affect you
- (5) The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these







Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:

Thorncliffe Street, Huddersfield.

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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