



Applegate
Properties



- -Mid terrace
- -One/two bedrooms
- -Over three floors
- -Fully modernised

Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DX

£650pcm

A smartly presented and modernised mid terrace affording versatile one/two bedroom accommodation over three floors with garden close to centre of popular 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 ***

A smartly presented and modernised mid terrace affording versatile one/two bedroom accommodation over three floors with garden close to centre of popular village.

Affording fully modernised accommodation arranged over three floors is this attractive mid through terrace. Including flexible accommodation which includes a neutral interior and contemporary fittings to the kitchen and bathroom the property also has gas central heating. Being ideally placed close to the excellent shops, restaurants and amenities of Skelmanthorpe village, the property is also easily accessible for Huddersfield, Wakefield and the Motorway network.

In brief comprising: Entrance to Living Room with feature exposed brick fireplace, windows to front and rear with stylish fitted blinds and stairs to both upper and lower levels. First Floor: Double Bedroom, Second Bedroom/Bedroom/Study and Bathroom furnished with a contemporary three piece white suite with block tiled surround, over bath shower and screen.

Lower Ground Floor: a spacious Dining Kitchen fitted with a range of stylish units, integrated oven and hob, attractive stone flagged flooring, useful separate cloaks/w.c and French doors leading out to a slate chipped and paved rear garden.

NO PARKING

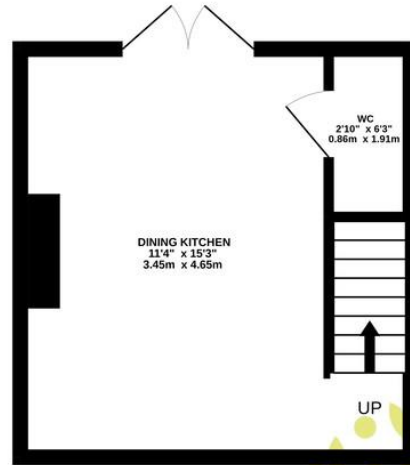
Rent - £650. Bond - £750. Holding Deposit - £150

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

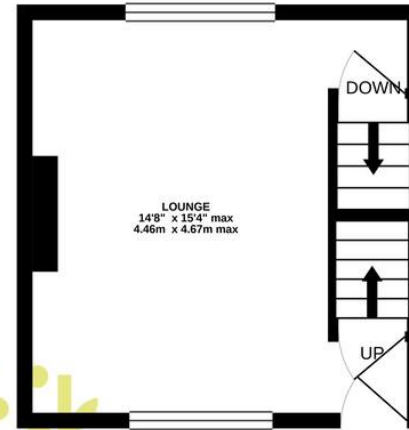
- (1) Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require our co-operation
- (2) The property particulars do not constitute part or all of an offer or contract
- (3) The text, photographs and floor 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 your 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



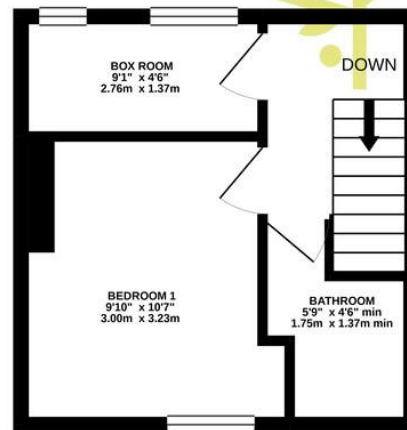
LOWER GROUND FLOOR



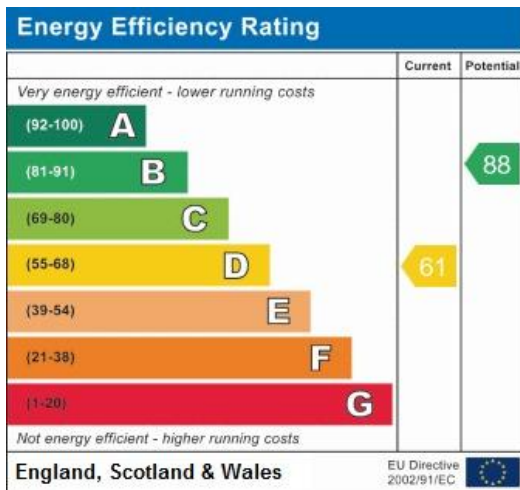
GROUND FLOOR



1ST FLOOR



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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Address:
Commercial Road

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.

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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