

TO LET

Apartment 60, Bluehills Lane, Lower Cumberworth,
Huddersfield, HD8 8RQ



HOUSE
STYLE
Apartment

RECEPTION
ROOMS
2

BEDROOMS
2

EPC RATING
C

VILLAGE
SETTING

TWO DOUBLE-BEDROOM GROUND-FLOOR apartment, placed within a short walk of Denby Dale railway station.

This purpose-built ground-floor two double-bedroom apartment is ideal for anyone seeking good road and rail commuter links, whilst it is also placed within a short walk of the thriving centre of Denby Dale village. With gas heating and uPVC double-glazing, the accommodation comprises: communal entrance area, private reception hall, generous lounge with front facing French doors, dining kitchen with integrated appliances, two double-bedrooms, bathroom, private garden to front with communal garden to rear.

£725 pcm

Zoopa.co.uk

 rightmove.co.uk

 PrimeLocation

Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP

Tel: 01484 943020 Fax: 01484 864220 Email: denbydale@butcherez.co.uk

www.butcherez.co.uk

Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

Property Details

GROUND-FLOOR

A communal entrance door, with an intercom-controlled security entrance system, gives access to the ground-floor of the block.

ENTRANCE HALLWAY

With a wall-mounted entry intercom phone, built-in double-fronted cloak storage cupboard and a single-panel radiator.



LOUNGE

This very well-proportioned principal reception room has double-glazed French doors to the front elevation, which provide a private additional means of entry to the property. The room enjoys good levels of natural light, there is a radiator, a TV aerial point and also a satellite TV connection point.



BREAKFAST KITCHEN

Providing a range of white gloss-fronted units comprising of: an inset sink with cupboards under, there are further base and wall-mounted units, as well as a good expanse of worktop surfaces, having ceramic tiling to the surrounds with concealed lighting to the underside of the wall units. In addition, there is a radiator within in the room, a wall-mounted gas fired central heating boiler and a range of integrated appliances, comprising of: a four-ring gas hob with extractor unit over, integrated oven, fridge, freezer and washing machine.



BEDROOM ONE

A front-facing principal double-bedroom with a single-panel radiator. Furthermore, there are floor to ceiling fitted wardrobes with built-in downlights.



BEDROOM TWO

A particularly well-proportioned second bedroom, having a rear-facing window overlooking the communal gardens and once again, being heated by way of a single-panel radiator.



BATHROOM

Having full-height tiling to the walls and providing a three-piece suite in white comprising of: a panel bath with a fitted shower screen and thermostatic shower over, pedestal wash hand basin and low-flush WC. Furthermore, there is a heated chrome towel rail and a useful built-in double-fronted linen storage cupboard.



OUTSIDE

The property enjoys the use of professionally managed landscaped gardens, whilst there is a private established garden to the front elevation.

PARKING

The property enjoys allocated car parking, in addition to which, are a number of visitor spaces.

SERVICES

All mains are laid to the property.

HEATING

A gas fired central heating system is installed.

DOUBLE-GLAZING

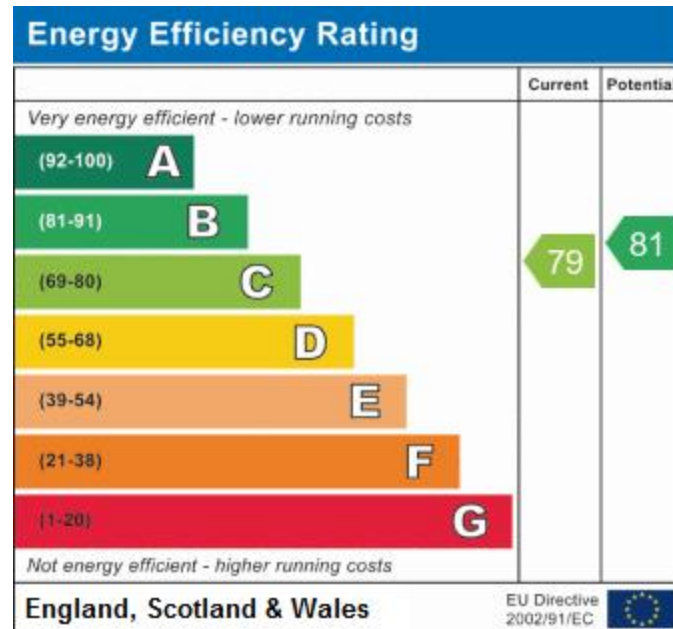
The property benefits from uPVC sealed-unit double-glazing.

DIRECTIONS

From our Denby Dale office, proceed down Wakefield Road for a short distance and turn left at the White Hart public house onto Cumberworth Lane. Proceed up the hill for approximately 600 yards, turning left onto Bluehills Lane. Continue down, into the development, where the apartment block will be found on the right-hand side.

IB/RP

DRAFT BROCHURE NOT YET VERIFIED BY VENDOR.



LANDLORD STIPULATIONS: The landlord stipulates there are to be NO SMOKERS AND NO PETS in the property.

BOND: A bond of £830 is payable in advance.

For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk

DISCLAIMER

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.