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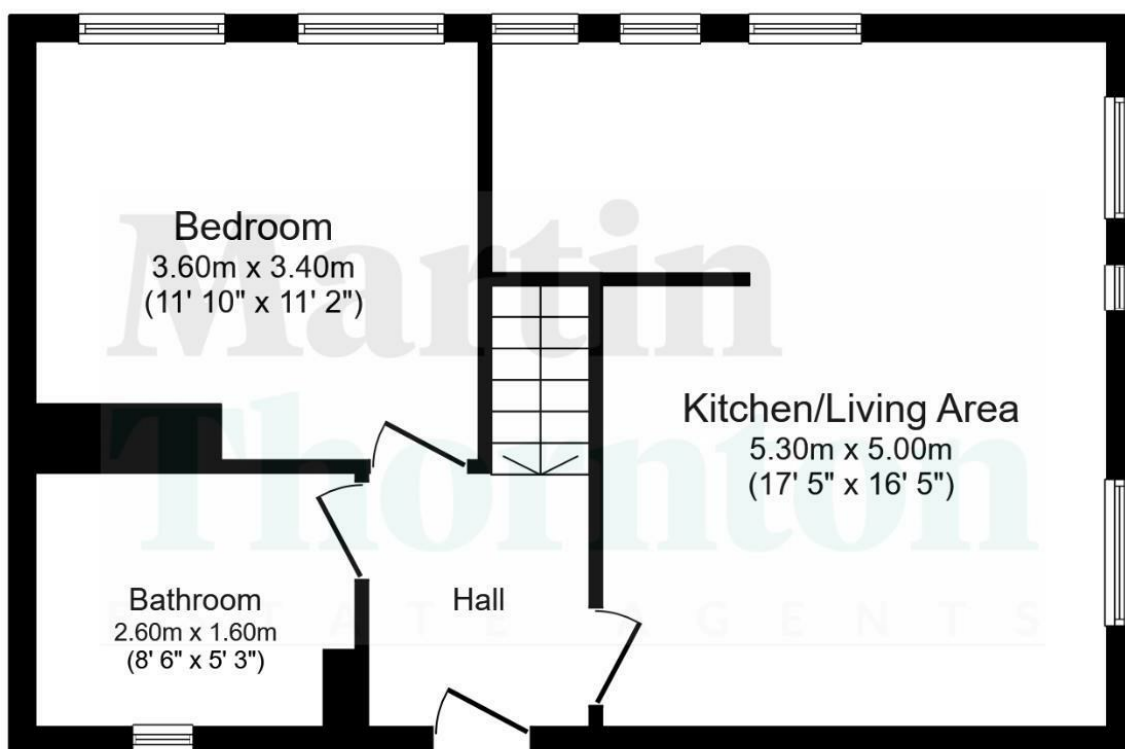
Swallow Lane, Golcar Huddersfield,

£625 Per month

This recently modernised one double bedroom first floor apartment is located in the heart of Golcar Village, within walking distance of various amenities and close to recommended local schooling and the M62 motorway network. The property may prove suitable for a professional couple and is a perfect commuter base. The accommodation comprises an entrance hall, open-plan kitchen/living diner with view towards Golcar Village, bathroom and double bedroom. The apartment has uPVC double-glazing throughout and a gas-fired central heating system.

**Swallow Lane, Golcar
Huddersfield,**

Floorplan



Floor Plan

Floor area 48.4 sq.m. (521 sq.ft.)

Total floor area: 48.4 sq.m. (521 sq.ft.)

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

Swallow Lane, Golcar Huddersfield,

Details



Entrance Hall

A uPVC door with a double-glazed insert opens to the entrance hall, there is a ceiling light point, carpeting and a radiator. A staircase gives access to the apartment.

Kitchen/Living Diner



The kitchen area has a range of modern high gloss wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit with mixer tap. The worktop incorporates a breakfast bar with storage beneath. Integrated appliances include an oven and four-ring gas hob with canopy style filter hood. There is space for a freestanding fridge freezer. This area is home to the Vokera central heating boiler. The living area has three uPVC double-glazed windows overlooking Golcar village and beyond. There is plenty of room for furniture, two ceiling light points and a radiator.

Bathroom



The bathroom has a modern white suite comprising a low-level WC, pedestal hand basin with mixer tap and a panelled bath with twin taps and a waterfall style shower over. There is tiling to the floor, appropriate aqua boarding to the walls, a useful linen cupboard, an extractor fan, a ceiling light point and a chrome ladder style heated towel rail. A uPVC double-glazed window overlooks the rear elevation.

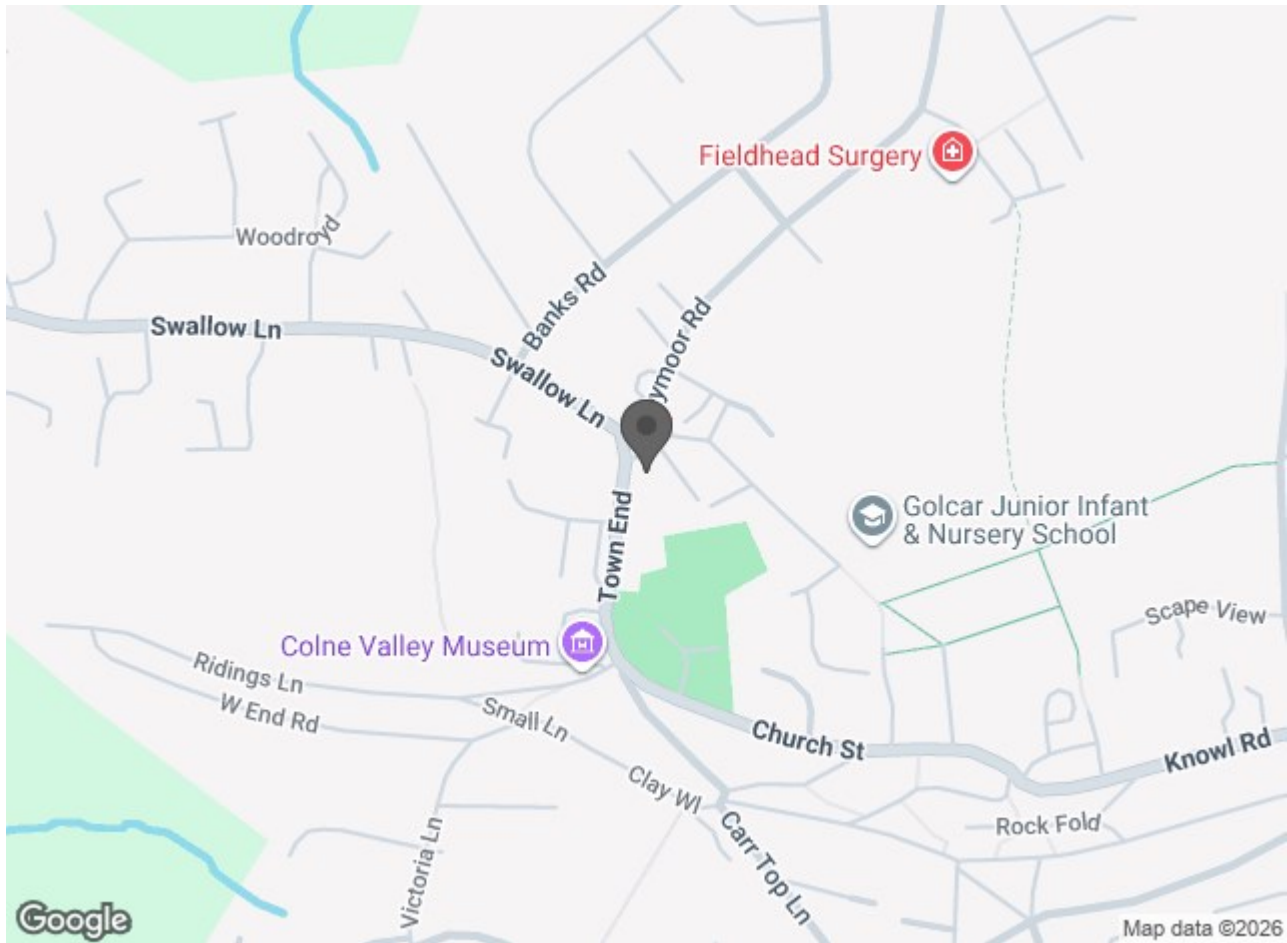
Bedroom



This double bedroom is positioned at the front of the property and has two uPVC double-glazed windows overlooking Golcar Village and beyond. This spacious room has a ceiling light point and a radiator.

Swallow Lane, Golcar Huddersfield,

Directions



Swallow Lane, Golcar 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.