



15 Prince Street, Primrose Hill, HUDDERSFIELD, West Yorkshire,

£700 PCM

Cornerstone offers this pleasant 2 bedroom terrace which has been newly decorated and carpeted throughout. Ideally located to access local schools and amenities plus transport links.

Kitchen

9'9" x 3'10" approx

A sliding door opens into the galley style kitchen, fitted with functional units topped with grey work surfaces, a freestanding cooker, fridge and a stainless steel sink and drainer. Finished with lino flooring. A door to the corner leads down steps to a large storage cellar housing the washing machine.

Lounge

14'11" x 12'10" approx

(reducing to 10'10" at chimney breast)

The entrance hall leads into a good sized reception room with large window to the front, presented in neutral tones.

Master Bedroom

10'4" x 14'11" approx

(Reducing to 8'9" at chimney breast)

An incredibly spacious bedroom with a full wall of built in storage including two wardrobes and a desk/dressing table, having a large window offering a good degree of natural light and again being neutrally presented.

Bathroom

6'8" x 6'8" approx

Fitted with a three piece white and chrome suite including a bath with mains shower over, enclosed by a folding shower screen, hand wash basin and W.C., finished with grey lino flooring and with a large obscured window to the front.

Bedroom Two

17'0" x 9'6" approx

(Reducing to 15'6" at chimney breast)

A staircase leads to the 2nd floor where there is another generous double bedroom with dormer treble window offering a pleasant rooftop outlook. This room also benefits from neutral decor and a fitted wardrobe and desk.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	