Martin Thornton
ESTATE AGENTS

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Swallow Lane, Golcar
Huddersfield, Yorkshire

£800 Per month

Located in the centre of this popular and well-regarded village is this stone built, three-bedroomed, terraced house with amenities only a short distance away. Briefly comprising living room, dining kitchen, basement and, to the first floor, three bedrooms and a bathroom. The property has a gas central heating system and is predominantly uPVC double glazed (except for rear timber door). Externally, to the rear is an enclosed yard area suitable for tubs, pots and planters, etc.

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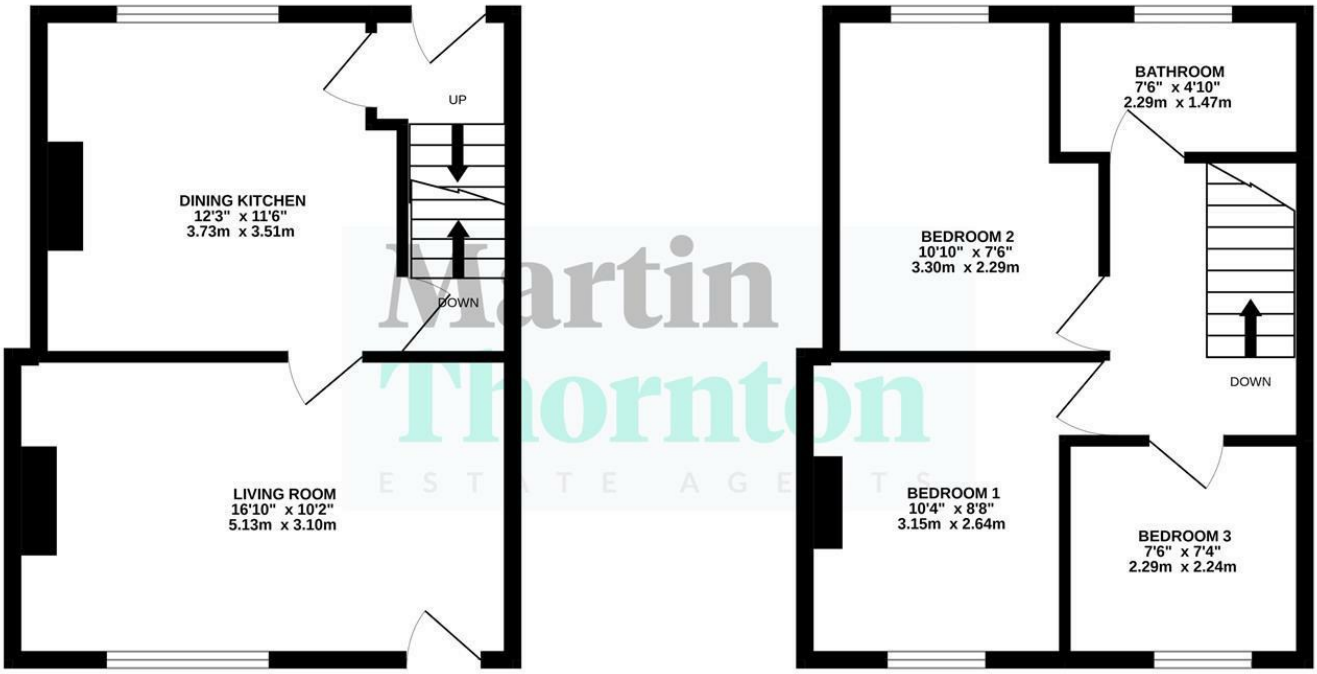
Huddersfield, Yorkshire

Floorplan

GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.

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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Details

Entrance
A uPVC entrance door with two decorative opaque glazed panels gives access to the living room.

Living Room

Positioned to the front of the property and running the full width of the house. There is a large uPVC window to the front elevation and to the chimney breast is a contemporary, wall mounted electric fire. Also, with a radiator and a four panelled door leading to the dining kitchen.

Dining Kitchen

Positioned to the rear of the property and of a good size, as the photograph demonstrates, able to accommodate a dining/breakfast suite. Having wall cupboards and base units with brick style tiled surrounds which extend into the window sill. A feature has been made of the former chimney breast with its raised hearth and there are further storage cupboards built into the alcove on the left and side. Incorporating a built-in oven and hob with a canopy style filter hood, a one and a half bowl sink with single drainer, plumbing for an automatic washer and an integrated fridge. There is a radiator, a four panelled door leading to the rear lobby and a staircase up to the first floor, with a further staircase down to the basement.

Basement
Accessed via stone steps, this is a good sized area with power and light.

First Floor Landing
With a built-in storage cupboard housing the boiler for the gas fired central heating system and hot water, also providing access to loft space and to the following rooms.

Bedroom One

This double bedroom is positioned to the front of the property with a uPVC window and a radiator.

Bedroom Two

This double bedroom is positioned to the rear of the property and has a uPVC window providing pleasant long distance views and a radiator.

Bedroom Three

This single bedroom is positioned to the front of the property with a uPVC window and a radiator.

House Bathroom

Having a white, three-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower screen and a wall mounted shower fitting. With an opaque uPVC window and a radiator.

External Details

To the rear of the property is an enclosed, low maintenance yard area suitable for tubs, pots and planters, etc.

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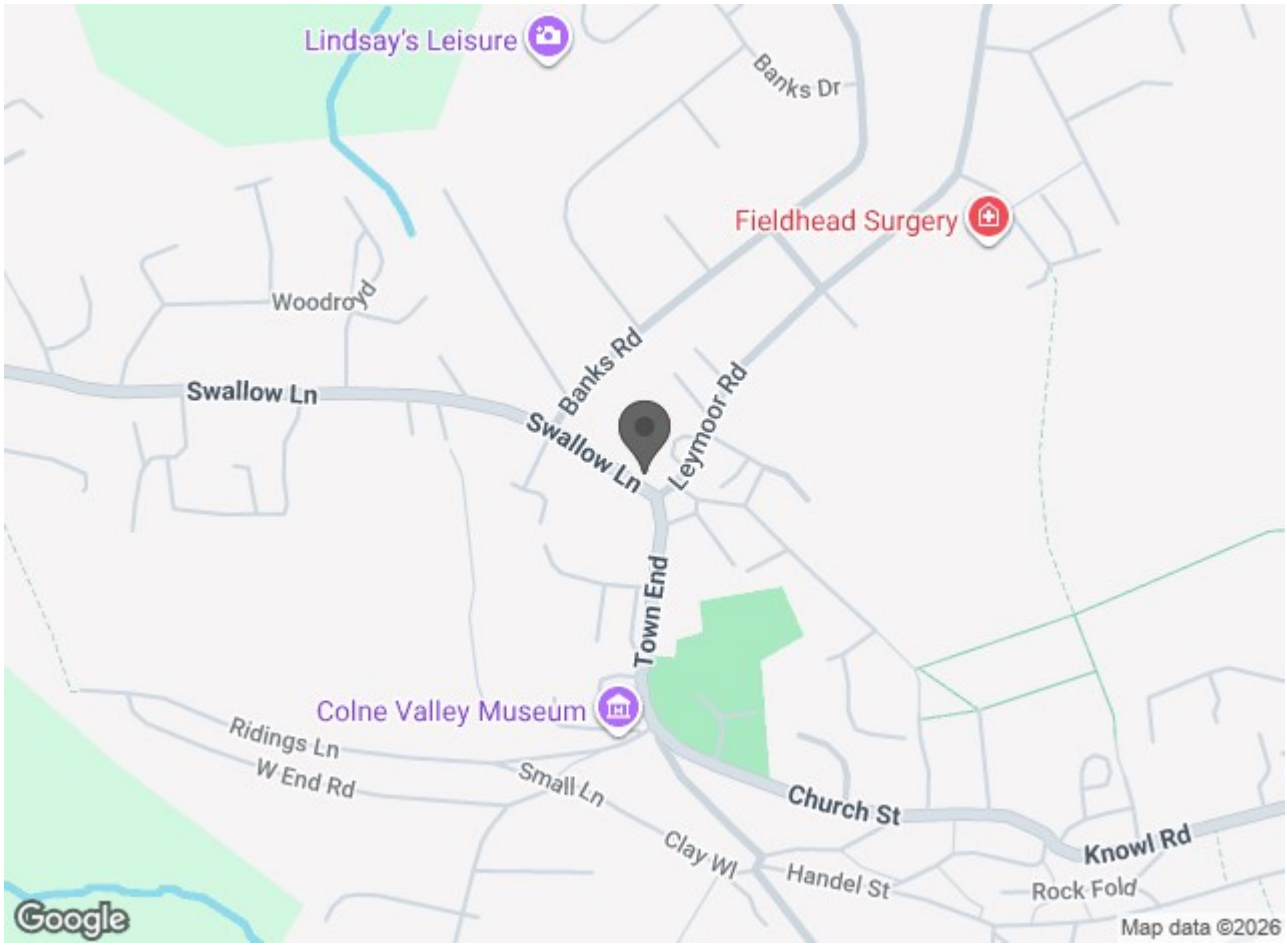
Directions



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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.