



## Apartment 3, 353 Wakefield Road, Denby Dale, Huddersfield, West

£825 PCM

Cornerstone are pleased to present this luxury apartment in a converted period Victorian property. This property benefits from being newly decorated and has new flooring throughout. Having state of the art kitchen where every modern convenience has been built in and finished in walnut with granite work surfaces, this property also has two double bedrooms, one with en-suite in addition to luxury family bathroom. Being located in the centre of the village with good commuter links, this semi rural retreat would appeal to today's busy professional looking for opulent low maintenance living.

#### Entrance Hall

A communal entrance with courtesy lighting via the secure main door release intercom systems. All internal doors are inlaid oak veneer panelled.

#### Lounge

With attractive neutral carpet and provision for Sky plus television service..

#### Kitchen

Being open plan to living area is this contemporary stunning kitchen. Having granite work surfaces and integral appliances including stainless steel oven, hob and extractor hood, automatic clothes washing machine/dryer and automatic dishwashing machine as well as refrigerator/deep freeze.

#### Master Bedroom

Neutrally presented and spacious.

#### En-suite Bathroom

Having the highest standard of fittings including travertine tiling and quality white sanitary ware.

#### Bedroom 2

Another double room presented in neutral tones

#### Family Bathroom

A designer bathroom with travertine tiling and quality white suite.

#### Courtyard

Giving the opportunity of outdoor seating in this south facing terrace. Having dedicated parking area and cycle park.

#### AGENT NOTES

Pets are not permitted at the property without the prior written consent from the landlord.

## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

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