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## Westgate, Honley
## Holmfirth,

**£750 Per month**

This two-bedroom, first floor apartment is located in the heart of Honley Village, with its various bars, restaurants and shops, and only a short drive from the M62 motorway network. The accommodation comprises a communal entrance, inner staircase, open-plan modern living/dining/kitchen, two double bedrooms and a stylish bathroom. It has electric heating throughout and lovely views over Honley Village and beyond. The apartment may prove suitable to a professional couple or investor.

**Westgate, Honley**
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Floorplan

## Ground Floor

All Measurements are approximate and for display purposes only
Plan produced using PlanUp.


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# Westgate, Honley Holmfirth,

Details

### Entrance

The apartment is accessed from Concord Street via a heavy duty door and steps lead up to the apartment's entrance where a coded door can be found.

### Living/Kitchen/Diner

This open-plan room is positioned at the rear of the apartment and the kitchen area comprises a range of modern high gloss wall and base cupboards (with under unit lighting), drawers, roll-edge worktops, brick style tiled surrounds and an inset stainless steel sink unit. Integrated appliances include an oven, hob with canopy style filter hood over and fridge. There is space and plumbing for an automatic washing machine. The worktop extends to incorporate a small breakfast bar area. The room has vinyl style flooring running throughout, ceiling downlighting and an electric wall-mounted radiator. The living area is carpeted and has lots of natural light via a double-glazed window.

### Bedroom One

This large double bedroom has a ceiling downlighting, a wall-mounted electric radiator and two windows overlooking Honley Village and beyond.

### Bedroom Two

This double bedroom has a window providing a similar outlook to that of bedroom one. There is a wall-mounted electric radiator and ceiling downlighting.

### Bathroom

Having a modern white suite comprising a low flush WC, hand basin and a shower with a splash screen home to a mains fed shower. There is tiled effect floors and contrasting tiling to the walls, ceiling downlighting and an extractor fan.

### External

Externally there is on street parking on a first come first basis.

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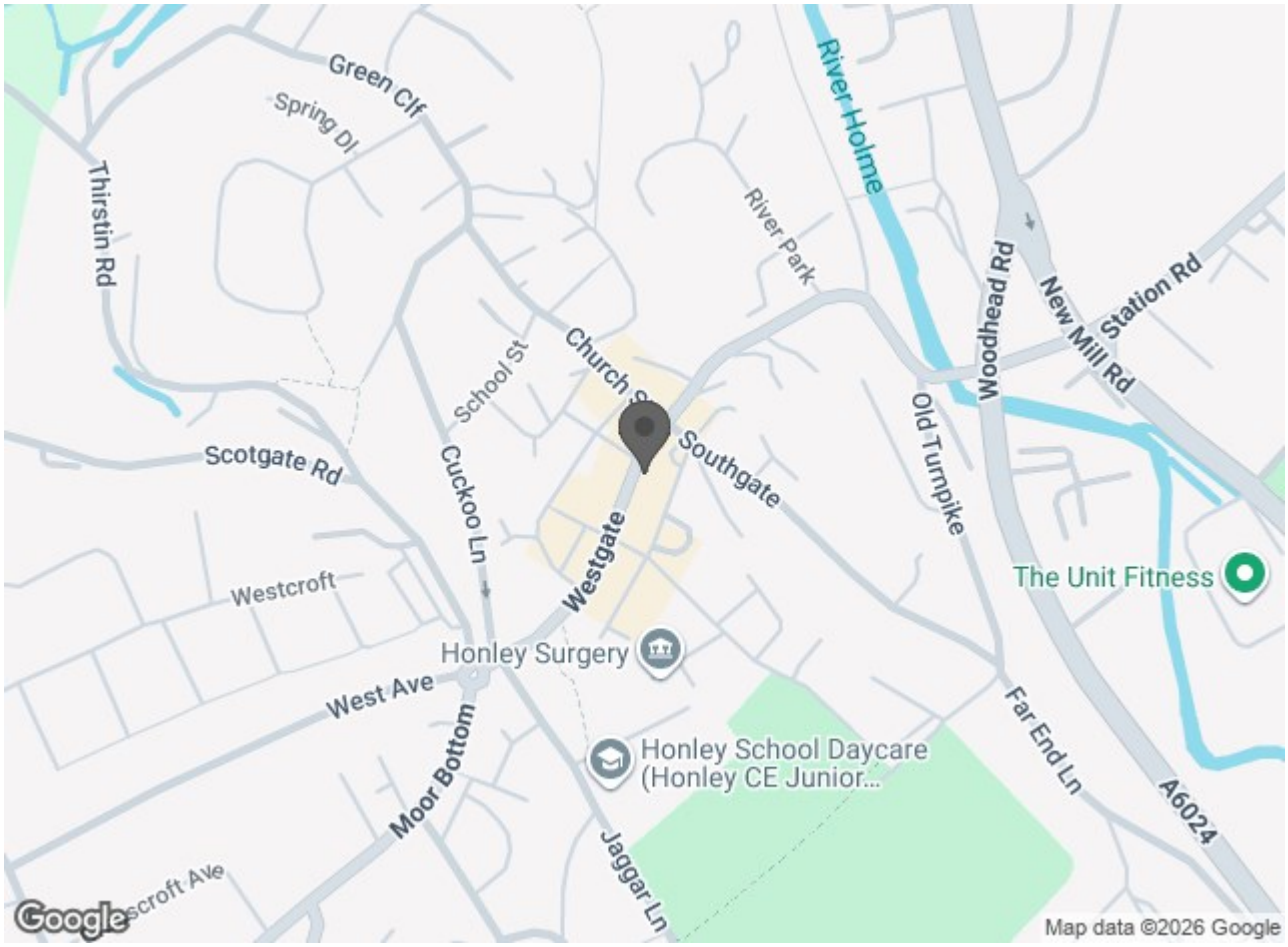
Directions

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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.