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Mitre Street, Marsh Huddersfield, West Yorkshire

£800 Per month

This two-bedroom rear back-to-back terrace has a good-sized garden and off road parking. The property is conveniently placed for the town centre, the train station, Greenhead Park, public transport and the hospital. The accommodation comprises a conservatory, living room, separate kitchen with oven and hob, two bedrooms and a good-sized bathroom. There is also a handy cellar area. A most convenient and highly accessible location. There is a gas-fired central heating system and uPVC double glazing.

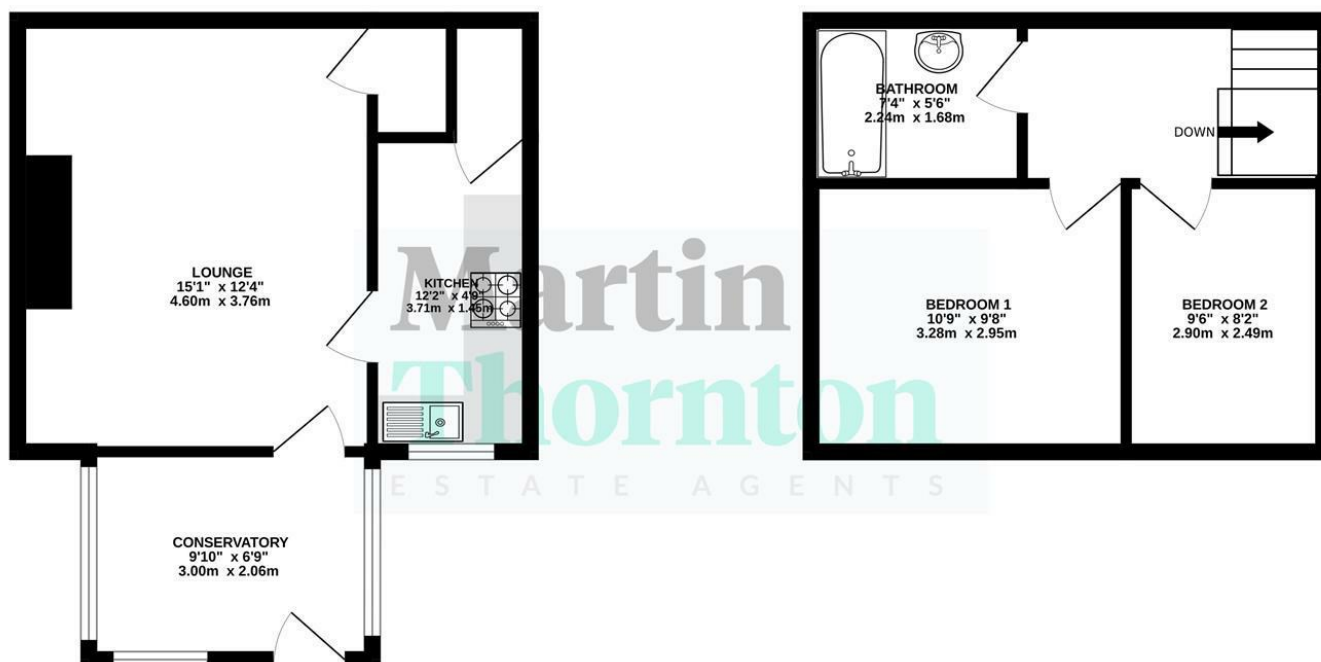
Mitre Street, Marsh Huddersfield, West Yorkshire

Floorplan



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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 glazed uPVC door gives access into the conservatory.

Conservatory

This multi-purpose room has uPVC glazing on three sides and a tiled floor. It could be used as a small sitting room or dining area and has double doors out onto the garden. There is a wall light point and a uPVC and glazed door gives access into the living room.

Living Room

This good-sized and well-presented reception room has a uPVC window, an electric remote control fire and a radiator. A timber and glazed door leads through to the kitchen.

Kitchen

The kitchen has wall cupboards and base units with working surfaces and brick-style tiled surrounds. There is a built-in oven along with a four-ring gas hob and a pull-out filter hood, with space for additional appliances. There is plumbing for an automatic washer and identical floor tiling to that of the conservatory. A uPVC window overlooks the garden and there is a radiator. Access can be gained to the cellar.

Cellar

This area has a useful keeping shelf and a uPVC window.

First Floor Landing

From the living room, the staircase rises to the first floor landing which is of a good size and could accommodate freestanding or fitted furniture.

Bedroom One

This double bedroom has a uPVC window with a view over the garden and a radiator.

Bedroom Two

This small double bedroom will accommodate a double bed and has built-in wardrobes with hanging and shelving along with a uPVC window overlooking the garden. There is also a radiator.

Bathroom

The bathroom is of a good size and has a three-piece suite. There is a panelled bath with folding shower screen and a shower attachment from the mixer tap, a pedestal wash basin and a low-level WC. Around the bath is full-height tiling with half height tiling to the remaining walls. There is

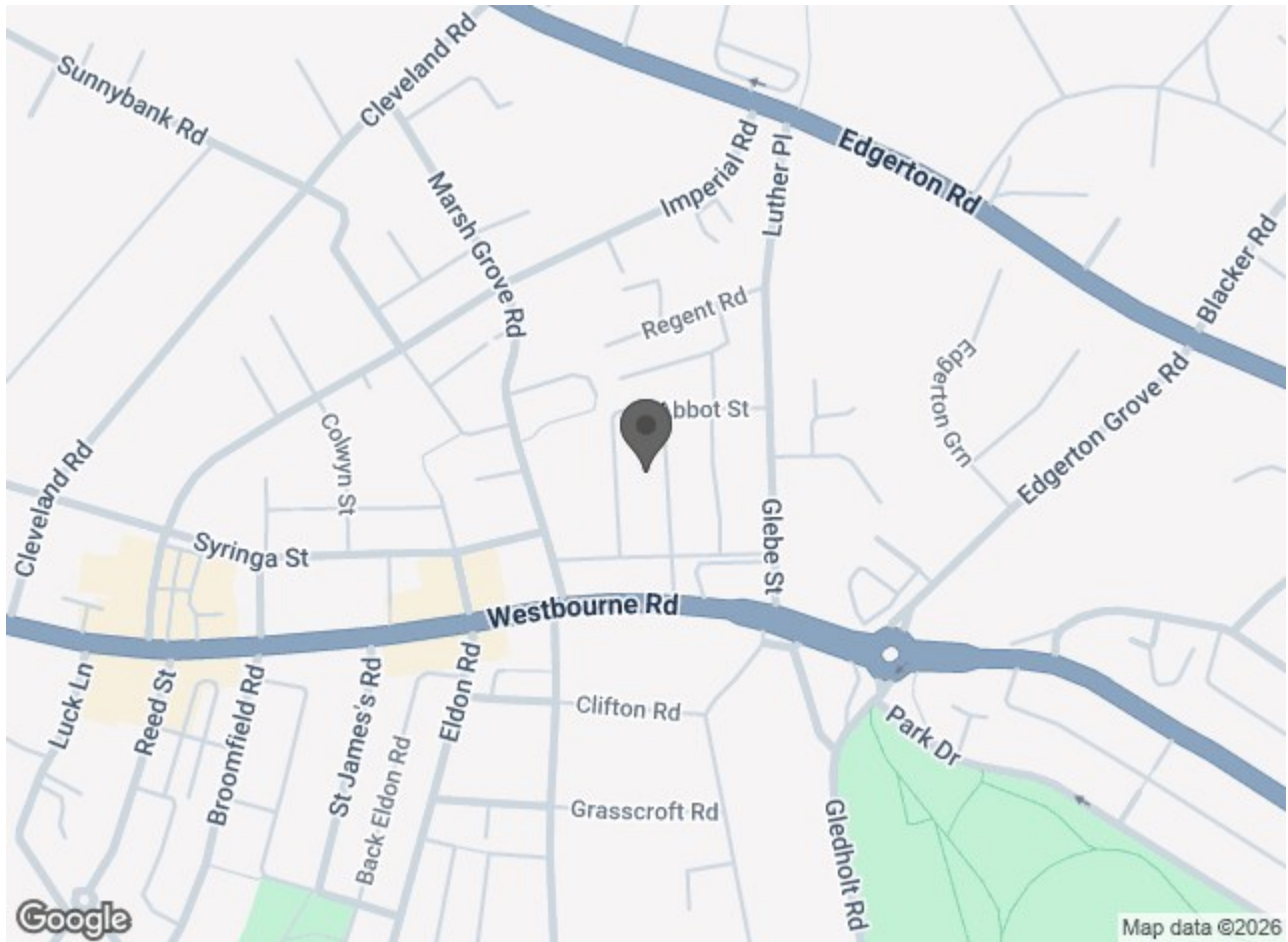
ceiling downlighting, a tiled floor and an upright ladder-style radiator.

External Details

There is a lawned area with wood bark and coloured stone on either side along with access down the rear lane to off road parking. There is resident permit parking on Mitre Street itself.

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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.