



## 17A George Street

Milnsbridge, Huddersfield, HD3 4JD

£950 PCM





New to the market is this attractive end plot providing stone built family living accommodation with an enclosed rear garden area adjacent to the River Colne. With good size rooms throughout and a modern finish an early internal inspection is highly recommended to avoid disappointment.

### Accommodation

uPVC Double Glazing throughout with composite front door and uPVC side door. Fitted blinds to all windows.

Double gates open to the side passage with a side uPVC door and external light. Stonewall boundary to the rear with the river beyond giving a pleasant spec and outlook. There's an area of lawn with tarmac pathway around house to side and rear. Small raised stone wall bedding area. Washing line, external tap and external PowerPoint.

A composite door opens into a small entrance hallway with the open staircase to the first floor and useful coat hooks to the wall. Continuing into a spacious dual aspect lounge with wood effect laminate flooring which runs throughout the entrance hall, lounge and kitchen. The kitchen provides a useful range of base, wall and drawer units with roll top laminate work surfaces and tiled splashback. There's integrated electric oven, four ring electric hob and extractor hood above. Stainless steel 1 and ½ bowl sink with drainer and mixer tap over, and plumbing for a washing machine and space for a fridge freezer. A door gives access to the spacious cellar room which house is the gas electric metres and fuse box. With lights/power and sink. An external door opens to a void with grate above at street level.

Continuing up to the first floor where the landing splits with a double bedroom to the left with dual aspect to the front and rear, and carpet floor covering. Across the landing a small front single bedroom has a window to the front elevation and it has the box over the bulkhead. There is a loft access hatch - does not look like it has a ladder. Adjacent principal bedroom is a large double again with dual aspect windows and high ceiling. Completing the accommodation is the spacious four piece bathroom with extractor fan, window to the rear elevation, half height tiling to the walls and around the shower. Wood effect laminate flooring. White suite comprises of bath with central mixer tap, WC and wash hand basin to a vanity unit with mixer tap and fitted mirrored cabinet which illuminates and provides a shaver socket. Separate shower cubicle with electric shower. Recessed spotlights to the ceiling and a radiator.

### Location:

Milnsbridge is a well-connected suburb on the western edge of Huddersfield, offering a practical and affordable base for couples or families looking to rent a three-bedroom terrace.

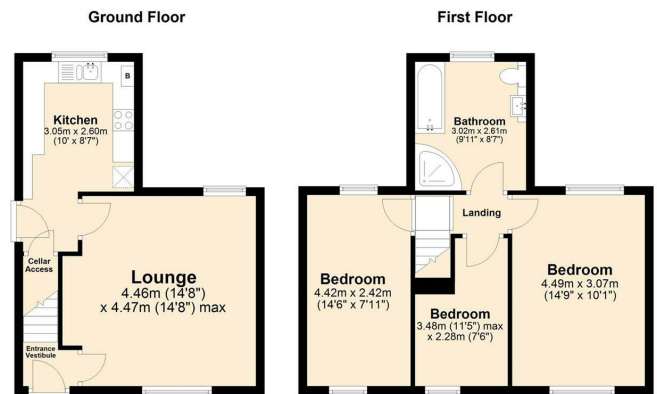
The area has a friendly, community feel with a mix of traditional stone-built terraces and local amenities within easy reach. You'll find supermarkets, cafés, takeaways, and everyday services close by, making day-to-day living convenient without needing to travel far.

For families, there are several local primary schools and green spaces nearby, including access to the scenic Colne Valley—ideal for weekend walks, cycling, or time outdoors with children. Commuters benefit from regular bus routes into Huddersfield town centre, as well as straightforward road links to Manchester and Leeds.

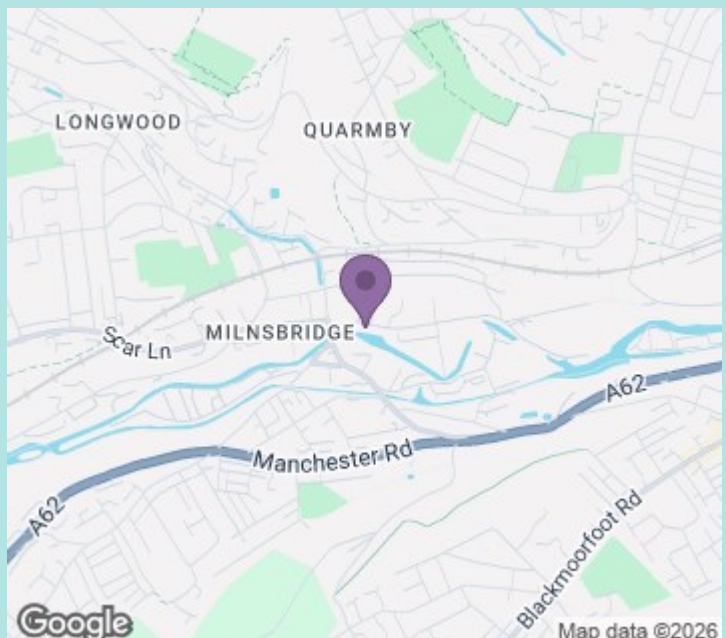
Council tax band: A

EPC rating: E

Deposit: £1,096



Total area: approx. 74.6 sq. metres (803.3 sq. feet)



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