

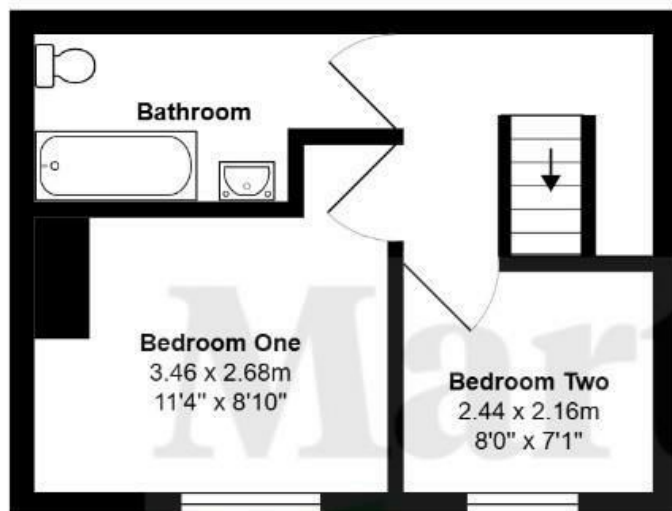
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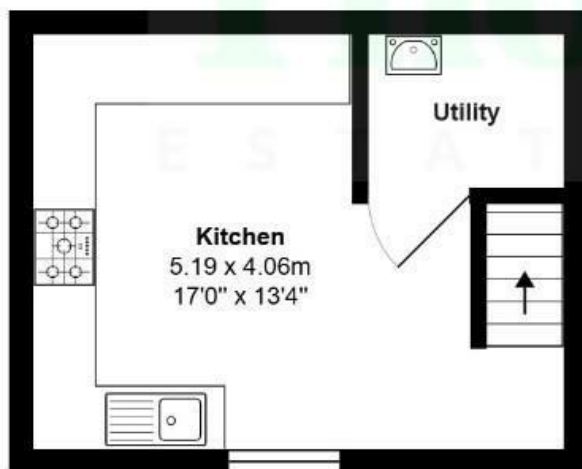
**Dyson Street, Dalton
Huddersfield,**

£750 Per month

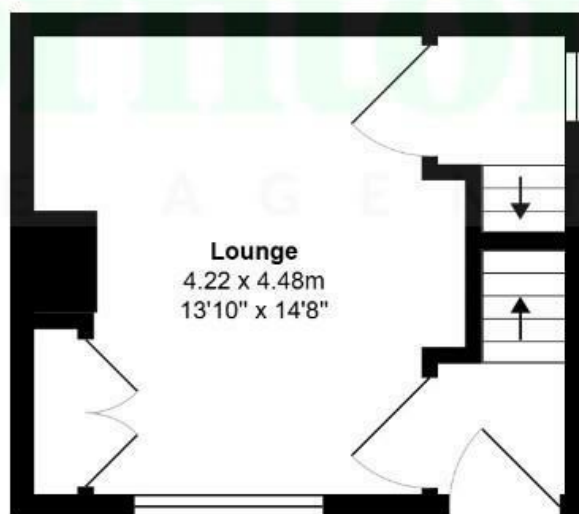
A well presented light and bright two bedroom front back to back terrace, larger on the first floor with extending over the passage way. Having a lower ground floor dining kitchen and ready for immediate occupation. The accomodation which is on three levels features double glazing and gas fired central heating system and has a garden area at the front. Comprises of entrance lobby, good sized living room, lower ground floor dining kitchen with cooker and integrated fridge and freezer and adjoining useful utility area. On the first floor there is a useful landing area for extra handy storage space, one double and a single bedroom and a house bathroom. the property has neutral decor and has grey carpeting fitted in more recent times and is handily located near retail in Waterloo and the town centre, public transport and Ravensknowle Park.



First Floor



Lower Ground Floor



Ground Floor

All measurements are approximate and for display purposes only

Dyson Street, Dalton Huddersfield,

Details



Entrance Hall

An external uPVC door with the upper portion having two opaque glazed panels gives access to the entrance lobby. This has the staircase which has been recently carpeted rising to the first floor accommodation. There is built in high level coat hooks and a radiator. On the left hand side an internal door opens into the living room.

Living Room



Having a light and bright interior and grey carpet this is a good sized reception room it has to the chimney breast a fire surround incorporating electric fire. To the left hand side of this is floor to ceiling storage, one of the large store cupboards houses the boiler for the gas fired central heating system. There is plenty of space for furniture, coving to ceiling wall light points and a radiator. A door then leads through to the rear lobby.

Rear Lobby

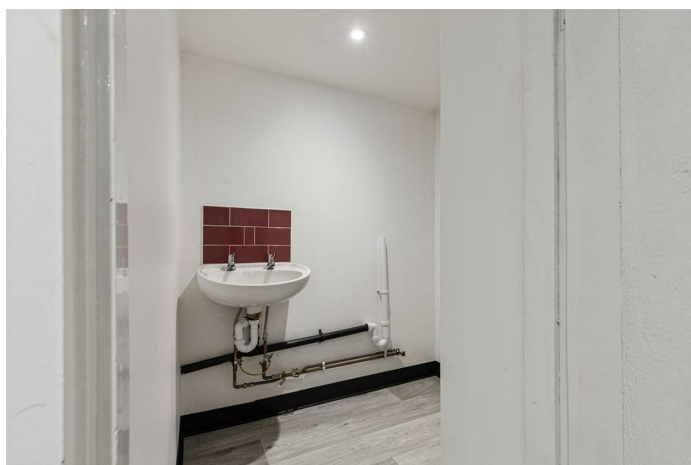
This has a side uPVC window there is base units with worktops and brick style tiled surrounds and it is handy extra storage space and from here steps then lead down to the kitchen.

Kitchen



Positioned on the lower ground floor, as the floorplan dimensions show, this is a large room and can easily accommodate a large formal dinign table. It has base units with work tops and brick style splash backs. There is a free standing gas cooker with a filter hood above. There is an integrated frige and freezer and beneath the worktops there is space/plumbing for washing or dishwasher. There is a stainless steel sink with single drainer, ceiling downlights, uPVC glazed window to the front elevation and a raditor and a door leads through to a utility area.

Utility



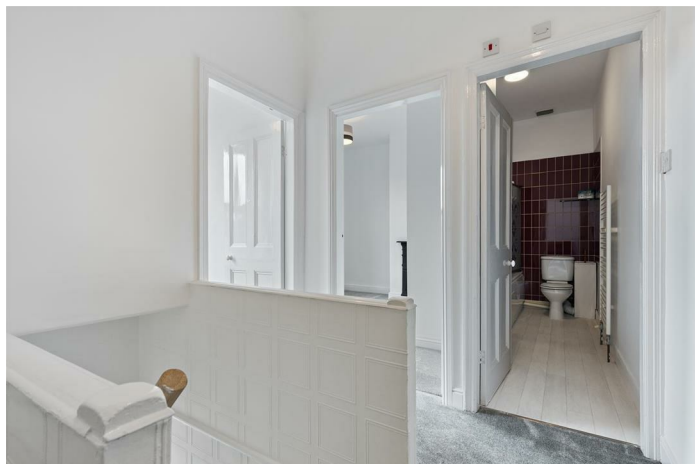
This has plumbing for an automatic washing machine and work top with storage beneath. There is a wall mounted hand basin with brick style tiled splashback.

Dyson Street, Dalton Huddersfield,

Details



First Floor Landing



From the entrance lobby the staircase rises to the first floor landing. By extending over the side passageway the first floor is larger than the ground floor and the large landing area is perfect for storage for suitcases, coats, shoes etc.

Bedroom One



This is a double sized bedroom light and bright with grey carpeting and uPVC glazed window. To the chimney breast there is a decorative cast iron fire place, plenty of space for furniture and a radiator.

Bedroom Two



This is a single sized bedroom positioned to the front of the property, this room incorporates the bulk head which is slightly wider as it extends over the passageway and the master bedroom has fresh neutral decor and has grey carpeting, uPVC window and radiator.

Bathroom



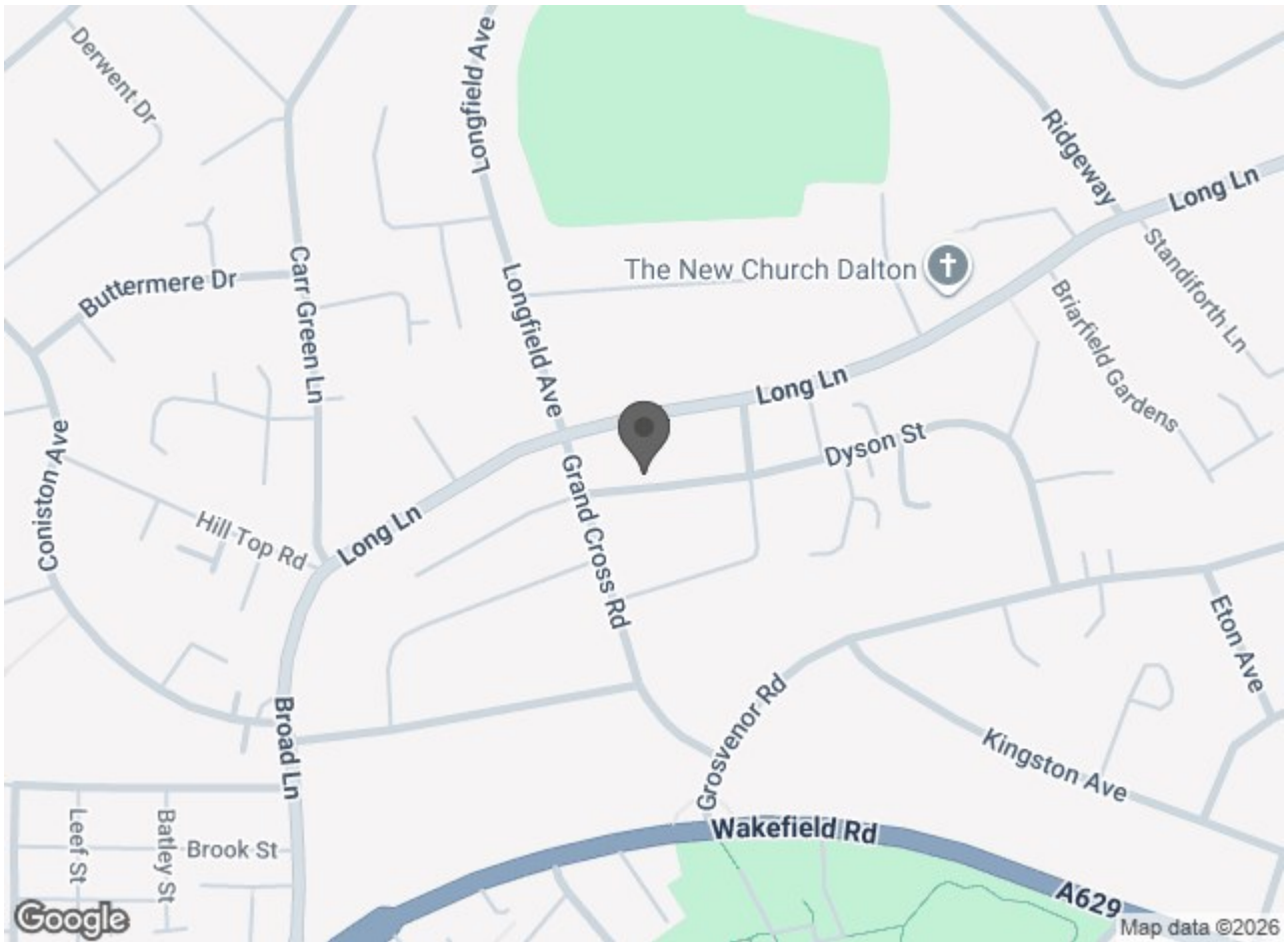
The bathroom has a three piece suite in white the panelled bath has a shower screen and a Aquatronic independent shower, pedestal wash hand basin, low level WC around the bath area there is three quarter height tiling and upright ladder style radiator.

External Details

Immediately in front of the property there is a paved garden area ideal for planters.

Dyson Street, Dalton Huddersfield,

Directions



Dyson Street, Dalton Huddersfield,

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.