

151a Wakefield Road,
Huddersfield HD8 9HR

PCM
£750 PCM



SPACIOUS MODERN 3 DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH CENTRAL VILLAGE LOCATION, BALCONY AND OFF ROAD PARKING. CURRENTLY BEING REFRESHED THROUGHOUT,

AVAILABLE EARLY MAY / UNFURNISHED / NO PETS or SMOKERS / BOND is £860 / COUNCIL TAX BAND A / EPC IS C69

PAISLEY
PROPERTIES

ENTRANCE

You enter at the rear of the property through a upvc door into the entrance lobby. Stairs rise to the first floor and guest can use the video entry system.

ENTRANCE HALLWAY

You enter the apartment through a timber door into the spacious entrance hallway. There is plenty of space to store coats and shoes and doors lead through to the lounge, kitchen, three bedrooms and house bathroom. it is finished with neutral decor, recessed spotlighting, carpeted flooring and has a useful storage cupboard

LOUNGE 14'1" x 11'10" approx

positioned to the front of the property, this good sized room has a large front window giving views over the village. There is plenty of room for freestanding living room furniture and the room benefits from carpeted flooring, spot lighting and a door leads back to the hallway



KITCHEN 11'9" (max) x 11'0" (max) approx

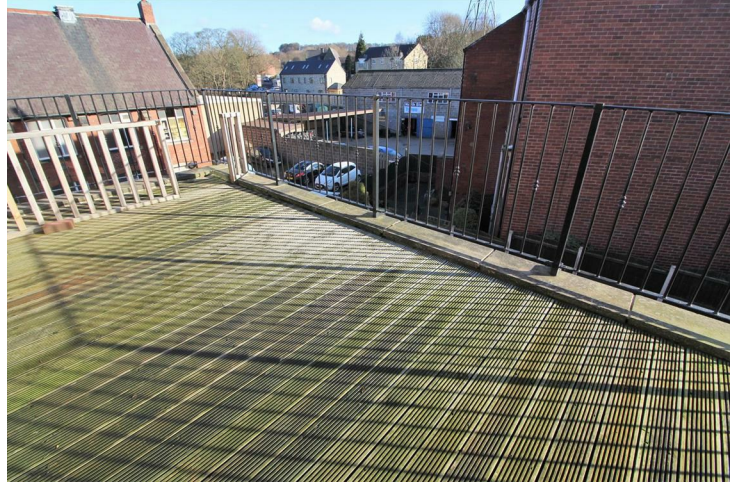
This modern kitchen is fitted with a range of cream base and wall units which are complimented by black roll top work surfaces and stylish grey tiled splash backs. There is a stainless steel sink and drainer with mixer tap over, single electric oven with 4 ring hob and extractor fan over, plumbing for a washing machine and space for a dryer. The room benefits from an integrated breakfast bar, recessed spotlights and tiles to the floor. There is a rear facing door that leads onto the balcony and another door leads to the hallway.

OUTSIDE

To the rear of the property there is a shared parking area available to use.

Accessed from the kitchen, the large first floor balcony has ample space for a table and chairs and would be great for alfresco dining or entertaining. There is plenty of space for pot's or planters and is enclosed by iron fencing.





BEDROOM ONE 14'0" x 13'5" approx

Positioned to the front of the property, this generous double bedroom has ample space for a range of freestanding bedroom furniture. A window looks out to the front of the property with lovely views and the is carpeted flooring, recessed spotlights and integrated double wardrobe.



BEDROOM TWO 9'8" x 13'4" approx

Another double bedroom ,again located at the front of the property with the same views as bedroom one. The room benefits from carpeted flooring, spotlights and integrated double wardrobe.



BEDROOM THREE 11'8" x 9'7" approx

Positioned to the rear of the property, this third double bedroom has a built in double wardrobe, carpeted flooring, recessed spot lighting and a rear facing upvc window. a door leads to the hallway



BATHROOM 10'10" (max) x 7'10" (max) approx

This modern house bathroom is fitted with a white four piece suite which includes panelled bath, scorner shower cubicle, pedestal hand wash basin with mixer tap over and a low flush W.C. The room is partially tiled with complementing tiles to the floor. There is an obscure glazed window, spot lighting to the ceiling, chrome ladder style radiator, mirrored cabinet and a door leads to the hallway.



RENTAL INFO

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

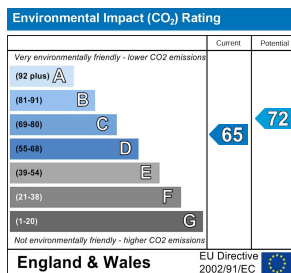
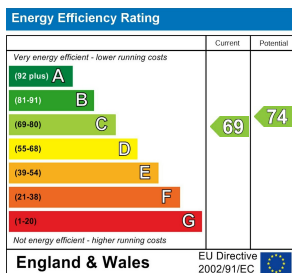
Some of our properties do accept pets and most don't accept DSS but you are advised to check this before arranging any viewings. We do not allow smoking in any of our properties.

Each adult who will be living at the property will be required to complete an application form and submit this to us with the single application fee of £60. Additional applicants are charged at £60 each. In the event that a guarantor is required, a fee of £60 is payable per guarantor. If for any reason that your application is unsuccessful or you withdraw the application then any fees paid are non refundable.

We always charge a deposit which is equal to between 4-6 weeks rent. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



www.paisleyproperties.co.uk

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