



cornerstone
ESTATE AGENTS

Prince Street
Primrose Hill, HUDDERSFIELD



**Prince Street
Primrose Hill, Huddersfield**

£450 PCM / BOND £550

A PERFECT STUDENT LET! LOCATED IN THE HEART OF NEWSOME, CLOSE TO LOCAL AMENITIES AND EASILY ACCESSIBLE TRANSPORT ROUTES.

THE ACCOMMODATION INCLUDES A SITTING ROOM, GALLEY KITCHEN, CELLAR, 2 DOUBLE BEDROOMS BOTH HAVING THE ADVANTAGE OF FITTED WARDROBES, AND A WELL PRESENTED HOUSE BATHROOM.

Kitchen

9' 9" x 3' 10" (2.97m x 1.17m) approx.

A sliding door opens into the galley style kitchen, fitted with functional units topped with grey work surfaces, a freestanding cooker, fridge and a stainless steel sink and drainer. Finished with lino flooring. A door to the corner leads down steps to a large storage cellar housing the washing machine.

Lounge

14' 11" x 12' 10" (4.55m x 3.91m) approx.

(reducing to 10'10" at chimney breast)
The entrance hall leads into a good sized reception room with large window to the front, presented in neutral tones.

Master Bedroom

10' 4" x 14' 11" (3.15m x 4.55m) approx.

(Reducing to 8'9" at chimney breast)
An incredibly spacious bedroom with a full wall of built in storage including two wardrobes and a desk/dressing table, having a large window offering a good degree of natural light and again being neutrally presented.

Bedroom Two

17' x 9' 6" (5.18m x 2.90m) approx.

(Reducing to 15'6" at chimney breast)
A staircase leads to the 2nd floor where there is another generous double bedroom with dormer treble window offering a pleasant rooftop outlook. This room also benefits from neutral decor and a fitted wardrobe and desk.

Bathroom

6' 8" x 6' 8" (2.03m x 2.03m) approx.

Fitted with a three piece white and chrome suite including a bath with mains shower over, enclosed by a folding shower screen, hand wash basin and W.C., finished with grey lino flooring and with a large obscured window to the front.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	55
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

329 Wakefield Road, Denby Dale, Huddersfield, West Yorkshire, HD8 8RX
 Telephone: **01484 865646** Email: denbydale@cornerstoneea.co.uk www.cornerstoneea.co.uk