



cornerstone
ESTATE AGENTS

Longfield Avenue
Huddersfield



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RENT £550 pcm / BOND £630

THIS DELIGHTFUL 1 BEDROOM, COMPLETELY RENOVATED THROUGHOUT INCLUDING BRAND NEW CARPETS, SITS IN THE HEART OF DALTON. THIS PROPERTY HAS 1 DOUBLE BEDROOM, A GENEROUS SIZED LIVING ROOM, KITCHEN HAVING SPACE FOR A FREESTANDING FRIDGE FREEZER AND A RANGE OF UNITS, INCLUDING INTEGRATED OVEN AND HOB, HOUSE BATHROOM AND UTILITY ROOM / STORAGE SPACE.

ENTRANCE HALL

Entering through the front door, there are white internal doors which lead to the living room, kitchen, bedroom and house bathroom.

LIVING ROOM

A generously sized living room provides a light and airy space with natural light through the UPVC windows. This room being freshly decorated in white and brand newly fitted grey carpets. This provides plenty of space for living room furniture.

KITCHEN

A brand new fitted kitchen having white wall and base units, with chrome handles, wooden style worktops and integrated oven and hob and extractor fan over. There is a stainless steel sink with drainer and mixer tap. There is also space for a free standing fridge freezer.



BEDROOM

A double sized bedroom, freshly decorated in white throughout including brand new fitted grey carpets. This room provides ample space for bedroom furniture.

HOUSE BATHROOM

A light and airy bathroom consists of bath with shower attachment and shower screen, hand wash basin and a low level W.C

UTILITY ROOM

This room is a small storage room for washing needs, this houses the washing machine and has additional worktops.

EXTERIOR

A communal garden to the rear of the property. There is also space for off road parking to the front of the property.

WHAT3WORDS ///living.drama.makes

AGENT NOTES

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) MONEY LAUNDERING REGULATIONS – 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) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully 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.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

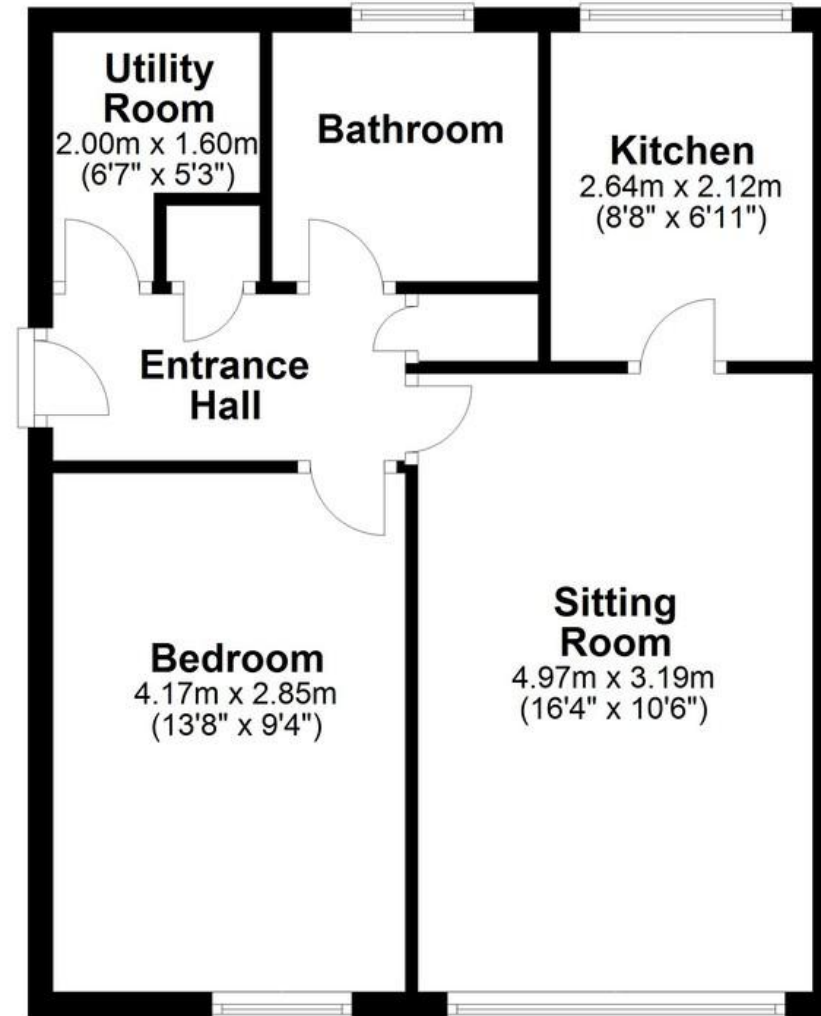




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 47.2 sq. metres (507.9 sq. feet)