





## Apartment, Long Lane Huddersfield

RENT £695 pcm / BOND £800

GROSVENOR HOUSE APARTMENTS IS A STUNNING DEVELOPMENT OF 9 APARTMENTS AND ONE MEWS HOUSE. APARTMENTS OFFER SPACIOUS LIVING ACCOMMODATION, ONE DOUBLE BEDROOM AND MANY STUNNING FEATURES SUCH AS ORIGINAL PERIOD FIREPLACES AND STYLISH KITCHENS WITH GRANITE WORKTOPS.



This stylish apartment is ideal for single occupiers or a professional couple looking for a convenient location close to all amenities and public transport links, along with being located close to the town centre of Huddersfield and the University.

### **Communal Entrance Hall**

Black and white, Victorian effect tiled floor, glass-fronted inner door with matching Oak wooden doors. State of the art high-resolution security cameras and a meter cupboard.

### **Hallway**

Carpeted flooring with a wall mounted alarm panel and intercom entryphone system. Doors leading to the bedrooms and living accommodation.



### **Bedroom**

Double size room with carpeted flooring and a UPVC window with views to the rear of the building.

### **Bathroom**

Stylish bathroom with a shower cubicle, Vanity style wash basin with a storage cupboard. Low level concealed system WC. There is also an airing cupboard with the state of the art electric boiler and pressured water system.

### **Open Plan Kitchen/Living Room**

Stunning kitchen with a range of floor and wall mounted high gloss storage units. Granite worktops, and a four ring electric hob and stainless steel/glass extractor fan. Built-in Oven and space for a washing machine and dishwasher. This kitchen is open plan leading into the living room.

### **Outside**

To the front of the property, there is a stylish open plan area with ornate railings and a driveway leading to the gated fully secure parking, To the rear of the property there a private parking space.

## **ADDITIONAL INFORMATION**

Council Tax: Band A

EPC: D

What3Words: plots.audit.enjoyable

Parking: Private secure parking

## **UTILITIES**

Electric: Mains

Water & Drainage: Mains

Heating: Electric

Broadband: Superfast Available

Mobile Coverage: 4G Available - check with your provider.

## **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		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		