



34 Norcross Avenue, Huddersfield £450

AVAILABLE FROM THE END OF DECEMBER* *GREAT LOCATION* *CLOSE TO THE M62 MOTOWAY NEXTWORKS
This delightful, modern apartment-Ideally suited to the semi-retired person/couple or mature student is offered TO LET by ADM Residential. This well appointed one bedroomed is located on the ground floor, which is situated on this development of similar style properties. Located within one mile from Huddersfield town centre and easy access to all local amenities and the M62 is just mins away. Boasting central heating system and uPVC double glazing, the accommodation comprises of: entrance hallway, lounge, breakfast kitchen, double bedroom and bathroom. Externally: Communal gardens with parking area. Telephone our office on to arrange a viewing today on 01484 644555.

Entrance Door

Entrance door leadings to:

Hallway

A hallway, telephone point and gas central heating radiator. Door leading to:

Storage Room / Study

Useful walk in storage area with fitted shelving, gas central heating radiator. Door leading to:

Lounge 13'10 x 9'10 (4.22m x 3.00m)

Spacious, tastefully appointed lounge with Upvc double glazed window to rear elevation overlooking large communal gardens, featuring TV point, Telephone point and wall-mounted electric heater:



Kitchen 10'11 x 7'6 (3.33m x 2.29m)

Beautifully presented, modern breakfast kitchen with window to rear elevation, comprising of a matching range of base and wall units in beach with complementary roll edge, working surfaces, tiled splash backs, stainless steel sink unit and drainer with mixer taps. Integral stainless steel oven with four ring gas hob, stainless steel extractor hood over, plumbing for automatic washing machine and built-in airing cupboard. Finished with chrome effect fittings and laminate effect vinyl flooring, gas central heating radiator.

