

# TO LET

Wakefield Road, Denby Dale, Huddersfield, HD8 8RT



HOUSE STYLE	First Floor Apartment
RECEPTION ROOMS	1
BEDROOMS	1
EPC RATING	C
NO VENDOR CHAIN	

## HIGHLY APPOINTED THROUGHOUT – IDEAL FOR THE PROFESSIONAL PERSON/COUPLE

### DESCRIPTION

This stunning, first floor one-bedroom flat is one of three dwellings and is presented throughout to a standard very rarely seen in the rental market. Set at first floor level which results in a fine outlook to the rear over the edge of the village and the railway viaduct, the property will certainly prove of interest to the professional person/couple and offers economical to run accommodation which further benefits from high levels of privacy. Features include a highly appointed kitchen with extensive range of integrated appliances, fitted furniture to the bedroom, wall brackets for flat screen televisions to the living space and bedroom and superb shower room. Comprising Communal Entrance at ground floor level with intercom controlled entrance system, Staircase rising to First Floor, Private Entrance Hallway, Open Plan Living Room/Kitchen, Bedroom and Shower Room.

**£600 PCM**

Zoopa.co.uk  rightmove.co.uk  PrimeLocation

**Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP**  
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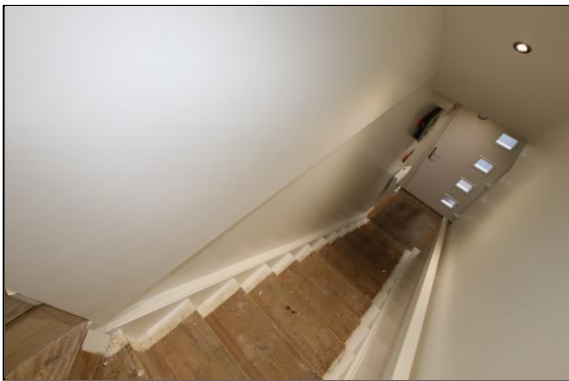
Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

## Property Details



### GROUND FLOOR

A composite door opens to the communal entrance area, this also controlled by a newly installed intercom entrance system. The staircase then provides access to the first floor.



### FIRST FLOOR

#### ENTRANCE HALLWAY

The entrance hall exhibits laminate flooring, this extending through to the living room/kitchen, there is a ceiling downlighter and also a drop down ladder which gives access to a very useful part-boarded loft storage area.



#### LIVING ROOM/KITCHEN

15' 8" x 8' 8" (4.78m x 2.64m) To the kitchen area there is a generous range of matt grey fronted units comprising of an inset one and a half bowl resin



sink with cupboards under, there are further base and wall mounted units and a good expanse of worktop surfaces having ceramic tiling to the surrounds, there is also concealed lighting to the underside of the wall units and further ceiling downlighters. Included in the let is the integrated electric oven, induction job with filter canopy over, washing machine, fridge and freezer, whilst to the living area there is a wall mounted flat screen television bracket with adjacent wiring, further ceiling downlighters and a contemporary styled radiator. The rear facing window also provides a most pleasant outlook across adjacent roof tops over the edge of the village.



#### BEDROOM

10' 1" x 9' 0" (3.07m x 2.74m) With rear facing window, this double bedroom provides a range of fitted wardrobes, cupboards and drawers to one wall, there is a radiator, ceiling downlighters and flat screen television wall bracket with adjacent wiring provision.



#### SHOWER ROOM

8' 11" x 5' 11" (2.72m x 1.8m) Beautifully presented, having full height tiling to the walls, grey oak effect laminate flooring and providing a three piece suite in white comprising of a generous shower cubicle with thermostatic shower, wide vanity wash hand basin with drawer beneath and low flush WC. There is a low maintenance PVC ceiling with inset downlighters, heated chrome towel rail, extractor fan and fitted mirror with integrated lighting.



#### SERVICES

All mains are laid to the property.

#### HEATING

A gas fired heating system is installed.

#### DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing.

#### DIRECTIONS

The property is located just a short distance down Wakefield Road from our Denby Dale office.

#### PARKING

Parking is available on the adjacent carriageway, across the road in the local authority owned car park or on adjacent streets.

#### LANDLORD'S STIPULATIONS

The landlord stipulates there are to be NO SMOKERS AND NO PETS in the property.

#### BOND

A bond of £690.00 is payable in advance

**For More Information please contact our office on 01484 943020, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [denbydale@butcherez.co.uk](mailto:denbydale@butcherez.co.uk)**

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