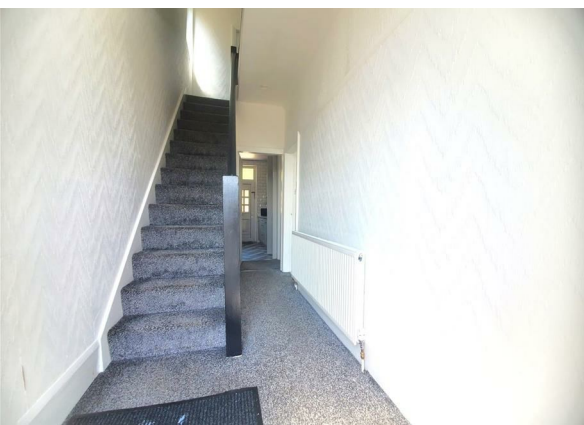
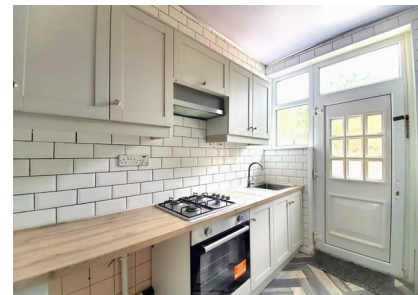


Heaton Road, Huddersfield, HD1 4JB

£1,100 Per Month

Council Tax Band: C



Open House Estate Agents Huddersfield present this Good Sized 3 Bedroom Detached Property with Huge Rear Garden & Garage to the Rental Market situated in Paddock / Gledholt HD1.

This property has been recently Redecorated with fresh neutral paint and carpets, along with a recently fitted Contemporary Kitchen & Bathroom. The high ceilings and good square footage to the rooms make it feel very spacious.

This Property has a huge Patio and tiered rear garden, with the added benefit of a Garage/Workshop which is accessed via a private road to the rear.

This property will appeal to those Families who are green fingered and require a good sized garden and home, along with the nearby Nursery & Infant Schools, as well as other amenities.

The Property briefly comprises:
Ground Floor:- Entrance Hallway leading to Living Room, Dining/2nd Reception Room, Kitchen with Fitted Oven & Gas Hob.

First Floor:- Master Bedroom 1 (Double) , Bedroom 2 (Double) , Bedroom 3, Family Bathroom with Full sized Bath, Electric Shower, Sink Basin and WC.

Outside: Rear Patio Area with Shed, Large Tiered Grass Lawned Garden, boundary fenced with a number of Shrubs and Bushes and Patio Pathways.

Garage/Workshop which has door access via the garden or through the main garage door to the rear which is accessed by private road.

Front has tiered Garden with Upward Steps leading to the Front Entrance and access to the rear via gated pathway.

Deposit: £1150



Open House Huddersfield



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	
England & Wales	EU Directive 2002/91/EC	