



## Apartment 4, 353 Wakefield Road, Denby Dale, Huddersfield, HD8

£825 PCM

Cornerstone are pleased to present this high spec 2 bedroom apartment in the heart of Denby Dale village. This stunning home has a state of the art kitchen where every modern convenience has been built in and finished in walnut with granite work surfaces. Comprising open plan living/dining/kitchen, 2 double bedrooms (master with ensuite), house bathroom, and off road parking to the rear. Perfect for a young professional seeking semi-rural living with excellent transport links.

#### Entrance Hall

A communal entrance with courtesy lighting via the secure main door release intercom systems. All internal doors are inlaid oak veneer panelled.

#### Living Room

With attractive neutral carpet and provision for Sky plus television service.

#### Kitchen

Being open plan to living area is this contemporary stunning kitchen. Having granite work surfaces and integral appliances including stainless steel oven, hob and extractor hood, automatic clothes washing machine/dryer and automatic dishwashing machine as well as refrigerator/deep freeze.

#### Master Bedroom

Neutrally presented and finished to a high standard.

#### Bedroom 2

Another double room with neutral decor

#### Family Bathroom

A designer bathroom with travertine tiling and quality white suite.

#### Courtyard

Giving the opportunity of outdoor seating in this south facing terrace. Having dedicated parking area and cycle park.

#### En-suite Bathroom

Having the highest standard of fittings including travertine tiling and quality white sanitary ware.

## Directions

From our office at Denby Dale proceed ahead towards the viaduct, turn left onto Norman Road and then first left (turning before Sunnybank) where the property can be found on the left hand side.

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

## EPC Rating:

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