



## Apartment 6, Long Lane, Huddersfield, HD5 9LL

£695 PCM

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.

#### Full Description

This stylish apartment is ideal for working professionals or anyone who's wanting to rent a stylish home. The properties have been tastefully converted and have been finished to an excellent standard. The apartments have been fitted with stylish high gloss kitchens with appliances such as dishwasher and washing machine. The apartments have also been fitted with hardwired internet cables to allow uninterrupted gaming in all the rooms. In brief, this property comprises of:

#### 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 an L-shaped shower bath and screen. 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, washing machine and dishwasher. This kitchen is open plan leading into the living room.

#### Living room area

The developer has gone to great lengths to source many original features such as original beautiful period feature fireplaces. These really are the focal point of the room. The room has also a UPVC window with views to the front of the building.

#### 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, garages at the rear. To the rear of the property there is a private parking space and a garage (separate negotiation, please ask for details)

The access to the rear is through electric gates, passcode required at the control panel. Each apartment also has an electric point for charging your car. This property has cameras covering the car parks and entrance hall. 24-hour recording for security and safety. Security lighting will also be installed.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	