



## 97 Mountjoy Road, Greenhead, Huddersfield, HD1 5QG

£775 PCM

Take a look inside this immaculately presented two bedroom first floor apartment in a highly popular location with easy access into Huddersfield Town centre as well as to the M62 motorway network. Offered for immediate occupation. Boasting allocated car parking and communal gardens.

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A large front facing living room has Juliette balcony and leads round to the dining area with window overlooking the courtyard. The dining area is then open plan into the neutral kitchen, with a range of cream wall and base units and a range of integral appliances including; New double oven, hob, fridge freezer, washing machine.

Two bedrooms are situated to the rear, one double and one single with the larger room benefitting from a range of fitted wardrobes. Completing the accommodation is a three piece family bathroom with partial tiling to the walls.

Externally there are communal gardens, allocated parking as well as ample visitor parking.

ADDITIONAL INFORMATION

Council Tax: Band B

EPC: C

Parking: Allocated Parking- Bay 4

UTILITIES

Electric: Mains

Water & Drainage: Mains

Heating: Electric

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

Directions



Viewings

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

Council Tax Band

C

EPC Rating:

C

