

cornerstone
ESTATE AGENTS

34a Wakefield Road
Fenay Bridge, Huddersfield



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RENT £995 pcm / BOND £1,145

A HIDDEN GEM TUCKED QUIETLY AWAY FROM WAKEFIELD ROAD, THIS PROPERTY IS NOT TO BE MISSED. WITH 3 BEDROOMS, 2 BATHROOMS AND A POTENTIAL 3 RECEPTION ROOMS, THIS PROPERTY HAS SCOPE TO PROVIDE A WELL ESTABLISHED HOME BUSINESS.

A hidden gem tucked quietly away from Wakefield Road, this property is not to be missed. With 3 bedrooms, 2 bathrooms and a potential 3 reception rooms, this property has scope to provide a well established home business.

KITCHEN The kitchen consists of black marble effect worktops, black tiles and electric induction hob. With integrated appliances

including cooker, fridge and fridge and dishwasher, the kitchen is done to a modern standard and also incorporates a utility room.

LOUNGE Newly decorated, the lounge is fitted with new grey soft touch carpets, electric fireplace and oak wood doors throughout. Perfectly sized and beams natural light. A door leads down into a further space with 2 more rooms and a bathroom through a

hallways with a stone vaulted ceiling..

BEAUTY ROOM The ideal room to be used as a beauty or treatment room. Perfectly sized with grey soft touch carpets, this could also be adapted into a home office.

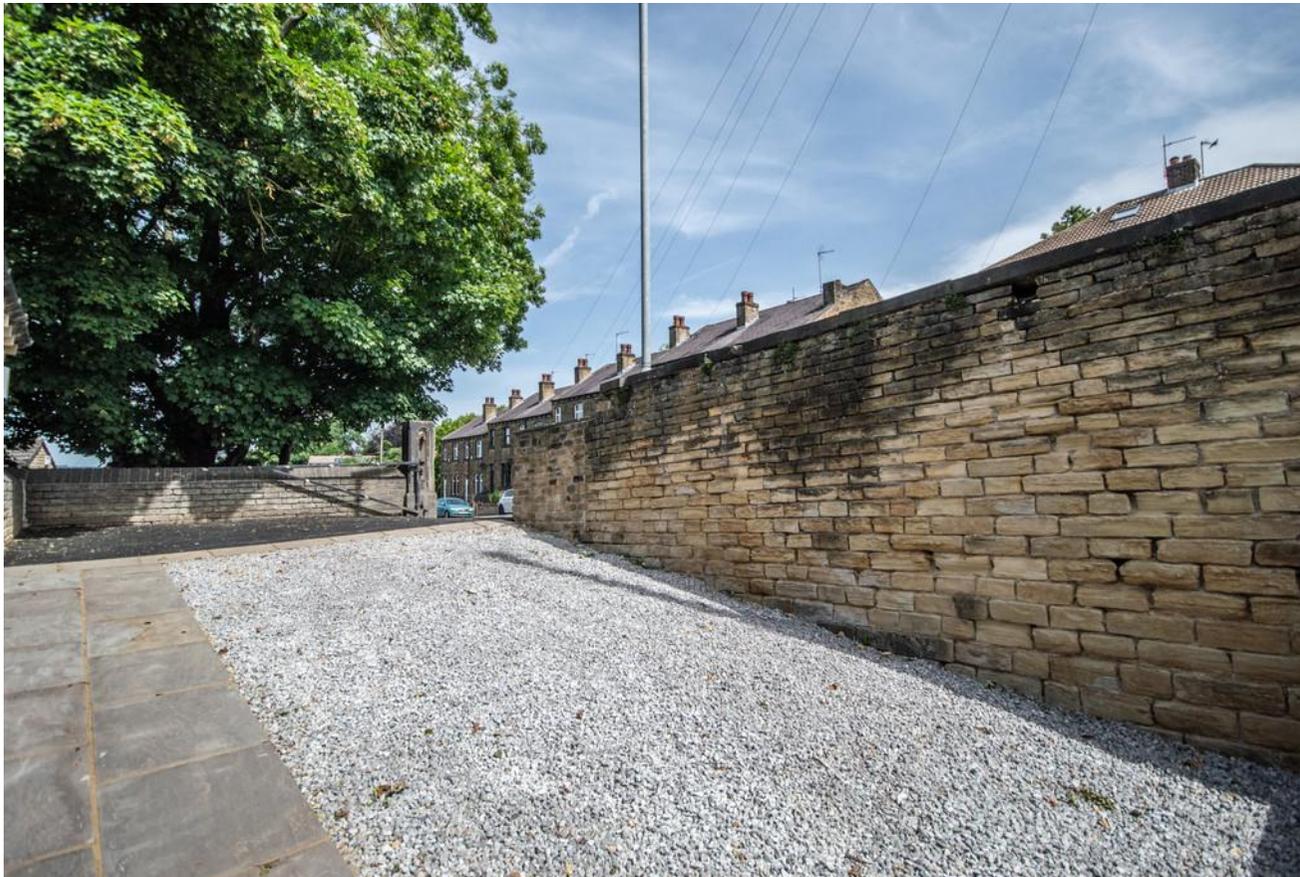
BEAUTY ROOM 2 Again, this room is perfectly sized for a treatment room, play room or home office.

LOWER GROUND BATHROOM Located near the beauty rooms, the bathroom consists of a 3-piece suite with bathtub, sink and close coupled W.C. With grey tiles throughout, this is the perfect space for relaxing in the bath, or, using as part of a home business.

BEDROOM 1 The staircase leads you onto the first floor where you will find the first double bedroom. Newly decorated, the room beams natural light and incorporates neutral décor and grey carpets.

BEDROOM 2 A further double bedroom can be found to the rear of the property. With a built in grey unit which holds the boiler, grey carpet and large window, the room can easily fit a double bed and dressing table, or, can be changed into a play room or home office.

BEDROOM 3 This room is a generous single



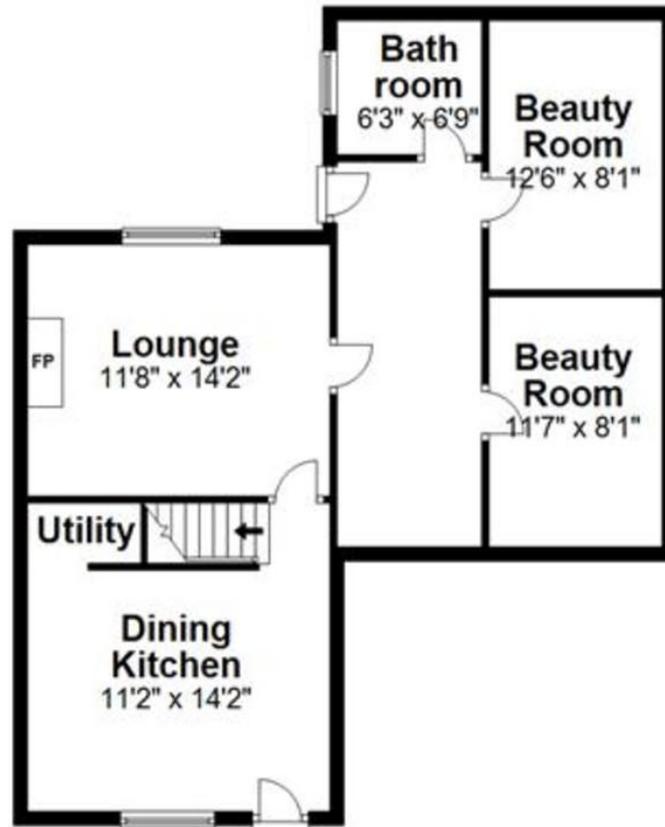




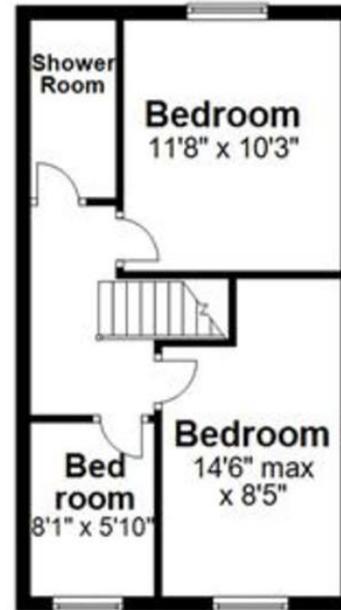




Ground Floor
Approx. 750.2 sq. feet



First Floor
Approx. 390.8 sq. feet



Total area: approx. 1141.1 sq. feet

Sketch Plan For illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or D/E Energy Assessors
Plan produced using PlanUp.



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Score	Energy rating
92+	A
81-91	B
69-80	C