



cornerstone  
ESTATE AGENTS

Almondbury Bank  
Huddersfield



## Almondbury Bank Huddersfield

RENT £800 pcm / BOND £920

SHORT TERM LET - 6 MONTH TENANCY ONLY!!

WE ARE DELIGHTED TO INTRODUCE THIS SPACIOUS AND CHARMING THREE-BEDROOM HOUSE LOCATED IN THE HEART OF MOLDGREEN. THIS INVITING PROPERTY FEATURES A GENEROUSLY SIZED LIVING ROOM, A DINING KITCHEN WITH BOTH WALL AND BASE UNITS, AND A DOOR LEADING TO A BASEMENT. THE HOUSE INCLUDES THREE BEDROOMS, A FRONT PORCH, AND A REAR PORCH. THE EXTERIOR BOASTS A WELL-SIZED FRONT AND SIDE GARDEN, ALONG WITH A PAVED REAR YARD.

Upon entering the ground floor, you are greeted by a spacious front porch and hall. The living room is adorned with a striking gas-fired stove, complete with a brick-built surround. The large dining kitchen is equipped with fitted base and wall units, a round-edge laminate worktop with a composite sink, an integrated dishwasher, washing machine, and a fitted oven with a gas hob and extractor hood. A door leads to the rear porch, providing access to the basement.

Moving to the first floor, you'll find two double bedrooms and a single bedroom with a convenient storage cupboard. The accompanying shower room features a double shower cubicle, pedestal wash hand basin, and WC.

Externally, the property enjoys a corner position, boasting front and side gardens, along with a gated rear yard featuring a stone-built shed which is fully wired and currently holds a tumble dryer and two fridge freezers.



## ADDITIONAL INFORMATION

Council Tax: Band A

EPC: D

What3Words: ///found.scan.deed

Parking: Yard

## UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Partial central heating, gas and electric

Broadband: Ultrafast Available

Mobile Coverage: 4G Available

## 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.



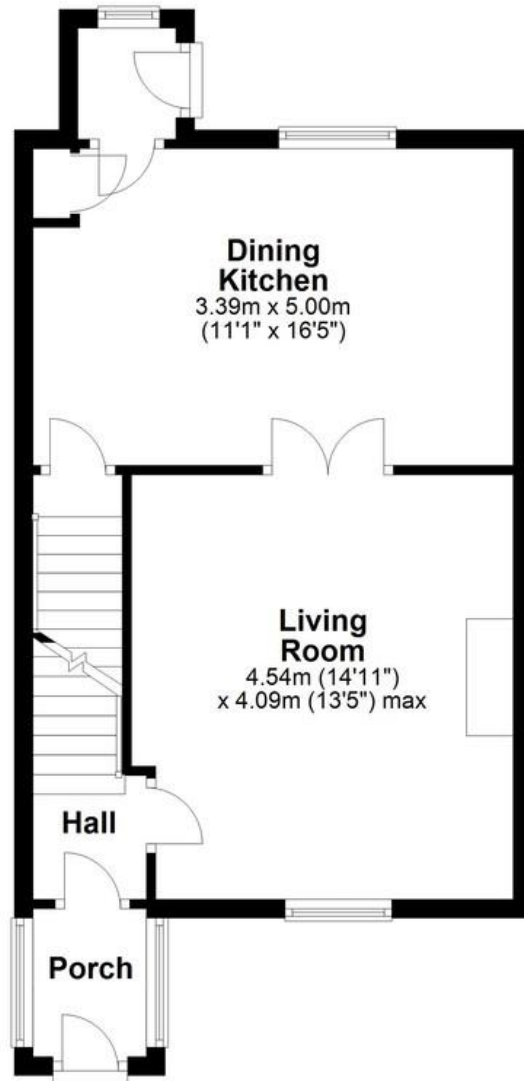






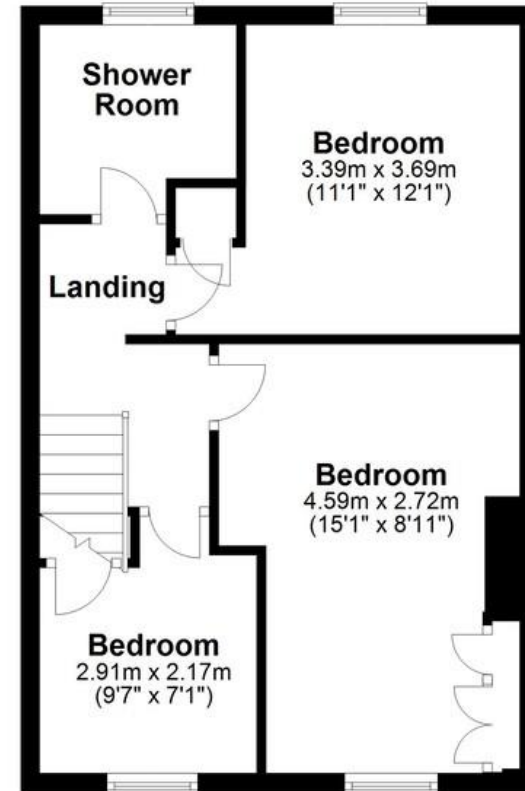
### Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



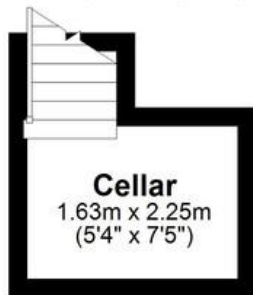
### First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



### Basement

Approx. 4.4 sq. metres (47.7 sq. feet)



Total area: approx. 89.9 sq. metres (967.3 sq. feet)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>		
55-68	<b>D</b>	61 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		