



## 33 St Johns Road

Huddersfield, HD1 5AE

£500 Per Calendar Month



One bedroom duplex furnished apartment. Entrance area leading to open plan lounge/kitchen/dining area with appliances (electric oven, hob, canopy extractor and fridge). Windows overlooking wooded area to rear of building. Shower room with walk in shower, toilet and wash basin with storage cupboard, chrome heated towel holder. Stairs leading to first floor and good size double bedroom. Intercom door entry.

Tenancy subject to meeting the required criteria and obtaining satisfactory references. Sorry no pets and no smoking in property. Minimum tenancy will be 12 months. Please note that there isn't a car park at Excelsior House. Parking is on road only (some restrictions in place).



**LOUNGE/KITCHEN/DINING AREA 12'0" x 27'4" (3.66 x 8.33)**  
 Spacious open plan room. Kitchen area with ample storage cabinets. Dining table and chairs to seat four people. Sofa, coffee table and TV stand in lounge area. Built in storage under stairs.

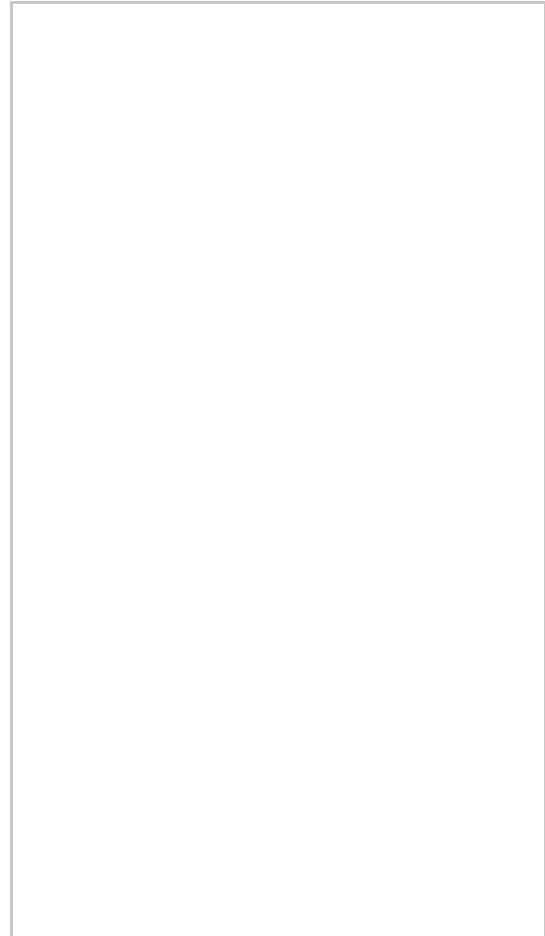
**SHOWER ROOM 4'11" x 7'10" (1.5 x 2.38)**  
 With walk in shower, toilet, washbasin (storage under) and heated towel rail.

**BEDROOM 8'1" x 11'5" (2.46 x 3.48)**  
 On first floor - double bedroom with double bed, wardrobe, drawers and desk/table.

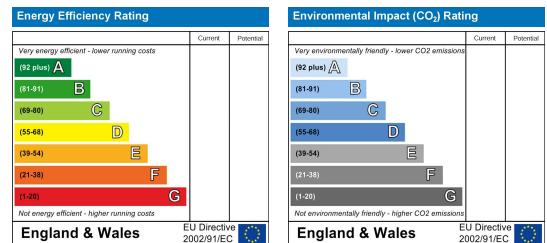
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.