

# HUNTERS<sup>®</sup>

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## Excelsior House

33 St. Johns Road, Huddersfield, HD1 5AE

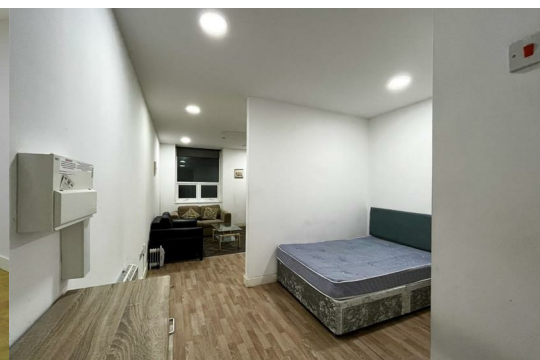
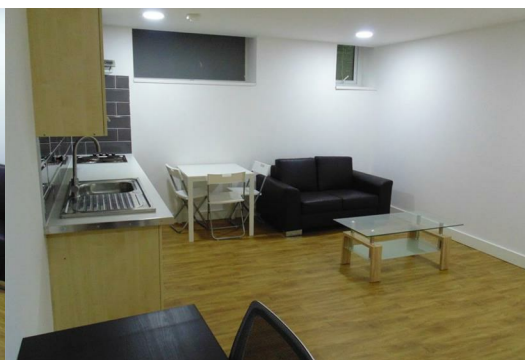
£375 Per Calendar Month



PART FURNISHED lower ground floor studio apartment on the edge of Huddersfield town centre. Handy for the University of Huddersfield, the train station and bus routes. Most amenities can be found in the town - sports centre, shops, bars, restaurants and supermarkets.

Entrance vestibule with shower room off, partitioned double bedroom space and open plan lounge/kitchen/dining/study area. Kitchen appliances include electric oven and hob.

DOUBLE GLAZING AND ELECTRIC HEATING. Please note there is no car park at Excelsior House. Parking is limited to on street parking. Tenancy subject to meeting the required criteria and obtaining satisfactory references. Deposit £375. Sorry no pets and no smoking in property.



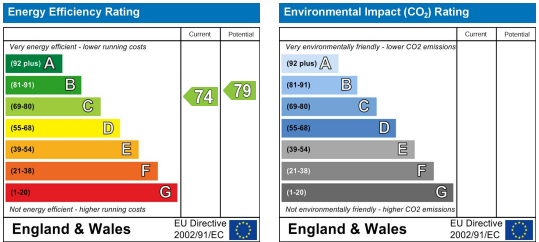
Area Map



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.