



cornerstone
ESTATE AGENTS

Turnshaw Road
Kirkburton, Huddersfield



The Manor House Kirkburton, Huddersfield

RENT £650 pcm / BOND £750

EXCLUSIVE FOR OVER 55'S ONLY!!!

THE MANOR HOUSE IS A FINE PERIOD PROPERTY WHICH HAS JUST BEEN CAREFULLY RESTORED AND ADAPTED INTO 11 LUXURY APARTMENTS. ENJOYING A MAJESTIC SETTING IN ITS OWN GROUNDS EXTENDING TO OVER 5 ACRES WITH A MIXTURE OF PRIVATE WOODLAND, A MEADOW AS WELL AS LANDSCAPED GARDEN AREA ALLOWING THE OUTDOORS TO BE ENJOYED WITHOUT ANY MAINTENANCE. THE HIGHLY REGARDED VILLAGE CENTRE OF KIRKBURTON IS ONLY A SHORT WALK AWAY WITH A GREAT VARIETY OF AMENITIES.

The Accommodation 23ft 2" x 17' 7" (living space approx) Appointed to a high standard each self contained apartment benefits from spacious rooms and modern fittings throughout. Each floor benefits from an installed lift and on site numerous care and domestic services will be made available to the residents of the Manor House. The floor plans and site plan give additional detail and any further enquiries should be directed to Cornerstone Estate Agents at the Kirkburton office.

Location The charming semi rural village of Kirkburton is located in a conservation area which enjoys varied amenities including a post office, library, bus stops, restaurants, pubs and numerous shops and hairdressers including butchers, bakers and mini supermarket. Surrounded by open rolling countryside providing access to a network of public footpaths to explore the great outdoors.



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.



