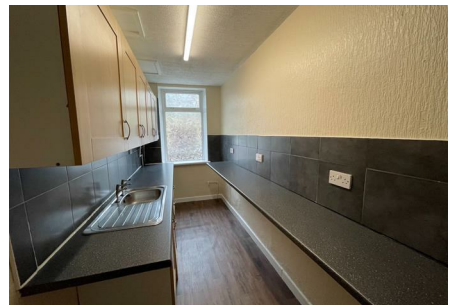




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 132 Cross Lane, Huddersfield, HD4 6DW

**£575 Per Month**

\*LB\* LET BY ADM RESIDENTIAL \*A Long Term Let Only Need Apply\* This is a two double bed roomed front terrace which is offered "TO LET" Set within this very popular residential located in Primrose Hill a popular area of Newsome village which is situated approximately one mile south of Huddersfield in the Metropolitan Borough of Kirklees. The village has good transport links to nearby Berry Brow, Hall Bower and Taylor Hill as well as Huddersfield Town Centre. Newsome, located close to all amenities and well regarded schooling is within easy reach. Boasting gas central heating and double glazing and comprises of: entrance door leading to the hallway, spacious lounge and kitchen with access to a cellar and side door. To the first floor landing, house bathroom two double bedrooms. Externally the property enjoys a stone flagged frontage with stone wall boundaries, on street parking to the front. Not to be missed, this would suit any professional tenants looking for a long term let, non smoker and no pets. For an internal viewing with the Landlord please call today to avoid missing out! \*VIRTUAL VIEWING AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

Entrance door leading to:

## HALLWAY



A hallway with access to the first floor landing:

## LOUNGE 14'9 x 13'3 (4.50m x 4.04m )



This is a particularly spacious lounge with Upvc window to the front aspect, featuring wall lighting and a wall mounted gas central heated radiators:

## KITCHEN 14'9 x 8'9 (4.50m x 2.67m)



Positioned to the front elevation is this galley

kitchen with frosted uPVC windows overlooking the garden. Featuring a matching range of base and wall mounted display units in Beech wood effect, complimentary roll edged laminate work surfaces, with matching tiled splash backs, incorporating a stainless steel sink unit with twin taps. Plumbing for a washer, space for an under counter fridge and freezer, finished with ceiling lighting and gas central heated radiator: Door leads to the passageway:

## ACCESS TO A CELLAR

Access to a cellar which provides access to the fuse box and meters:

## TO THE FIRST FLOOR LANDING



To the first floor L-shaped landing with wall lights, doors leading to:

### HOUSE BATHROOM 6'1 x 5'4 (1.85m x 1.63m)



Partly tiled three piece bathroom suite in white with an opaque uPVC window to front aspect, finished with chrome effect fittings and a storage cupboard over. Comprising of a shell style bathroom suite, consisting of a panelled bath with shower attachment over and splash screen, hand wash basin, low level flush w.c and a wall mounted gas central heated radiator:

### BEDROOM ONE 15'2 x 11'2 (4.62m x 3.40m)



A large double bedroom with uPVC window to the front elevation and a wall mounted gas central heating radiator:

### BEDROOM TWO 15'7 x 7'5 (4.75m x 2.26m)



A second double bedroom with uPVC window to the front aspect and a wall mounted gas central heating radiator:

#### EXTERNALLY

The property is complimented by a flagged garden to the front aspect with stone wall boundaries, on street parking to the front:

#### EPC LINK

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0717-2893-7258-9101-1341>

#### ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

#### Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

## **RENTAL INFORMATION 2022**

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

NON SMOKERS PERMITTED

Professional tenants only need apply due to the mortgage stipulations

1- The Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require your full co-operation.

2- The property particulars do not constitute part or all of an offer or contract, you should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded, and other items that may affect the let.

3- 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 any relevant documents before signing these.

Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing:  
Please contact the agent to arrange a viewing we expect a high demand for this property:

PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

Security Deposit/ Bond is required On All Our Properties.

You must pass all referencing to proceed with the tenancy.

## **FURTHER INFORMATION**

Annual gas safety certificate dated 8th of June 2021

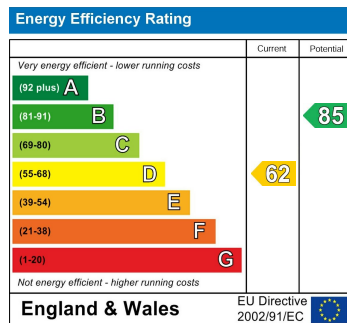
Electrical Installation Certificate Report dated 29th of January 2021

## **Health Check**

We have carried out a health check in this property, windows are all secure with open and close, doors good, boiler good, flowing good, deco, good 1-2-23



### Energy Efficiency Graph



#### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.