



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



31 Reed Street, Huddersfield, HD3 4AA

£675 Per Month

****CHARMING TWO BEDROOM TERRACE PROPERTY SET WITHIN THE HEART OF MARSH****

ADM Residential now offer ***TO LET*** this stone built, inner terrace property set within the ever popular area of Marsh in Huddersfield. An ideal location all village amenities, local schools, bus routes, access to Huddersfield Town Centre and within easy access to the M62 Motorway Networks. This property boasts gas central heating, double glazing and finished to a high standard throughout, offering ideal accommodation for the professional tenant. Briefly comprising of: Entrance uPVC door, vestibule, spacious lounge and modern kitchen. To the first floor landing: two bedrooms and a modern house shower room. Externally the property boasts a low maintenance garden to the front aspect with on street permit parking and a communal patio area to the rear. Call ADM Residential today to arrange your viewing! ***IDEALLY SUITABLE FOR A SINGLE OCCUPANT***

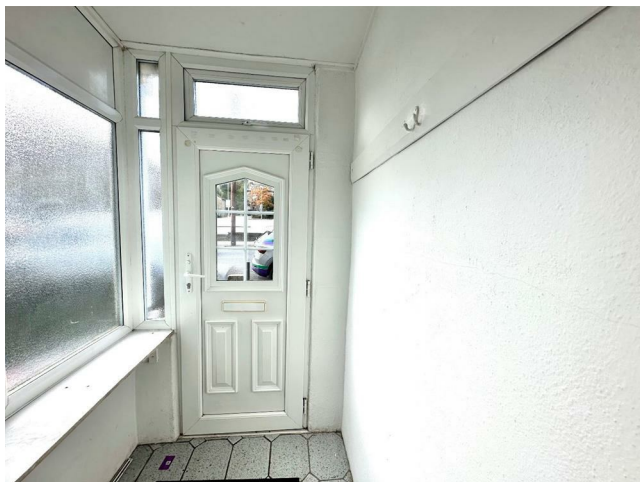
55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

A uPVC door leads to:

VESTIBULE



A welcoming vestibule with uPVC windows to both aspects:

LOUNGE 12'9 x 11'9 (3.89m x 3.58m)



Spacious lounge with uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring an modern fire surround with laminated back and hearth with electric fire, finished with wall mounted double panelled gas central heated radiator and floating shelving. Door leads to:

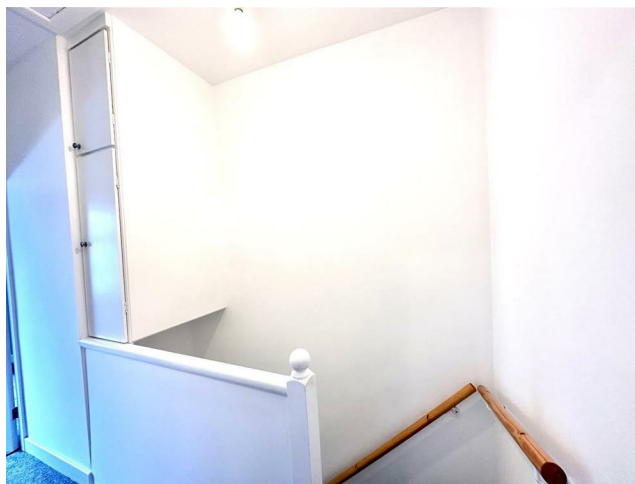
KITCHEN 11'9 x 5'4 (3.58m x 1.63m)



Well appointed, modern kitchen with uPVC double glazed window overlooking the rear elevations. Featuring a matching range of base and wall mounted units in white with brushed chrome

effect fittings, laminate working surfaces and complimentary tiled splash backs. Incorporating an inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven, microwave and separate four ring gas hob. Additionally, there is a fridge/freezer. Finished with wall mounted gas central heated radiator and wood effect laminate flooring:

TO THE FIRST FLOOR LANDING



To the first floor landing with useful storage cupboards and doors leading to:

MODERN SHOWER ROOM



A newly fitted fully tiled, modern shower room, featuring a three piece suite in white with chrome effect fittings, comprising of: walk-in shower unit with mains fitted shower and glass splash screen, hand wash sink and a low level flush w/c. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring:

BEDROOM ONE 11'9 x 8'2 (3.58m x 2.49m)



A well appointed, double bedroom with double glazed window over looking views to the front aspect, finished with wall mounted gas central heated radiator:

BEDROOM TWO/OFFICE 6'8 x 6'3 (2.03m x 1.91m)



A second, well appointed bedroom/office space with uPVC double glazed window over looking the rear aspect, finished with a wall mounted gas central heated radiator:

EXTERNALLY

Externally the property offers a low maintenance garden to the front aspect with gated access and on street permit parking. To the rear is a communal flagged patio area:

RENTAL INFORMATION 2025

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.

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.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9030-2007-5090-2329-2831>

Council Tax Bands

The council Tax Banding is "A"

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

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.

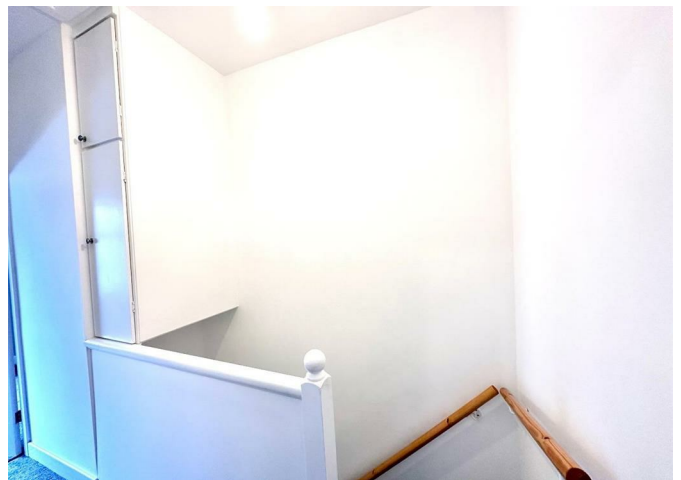
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

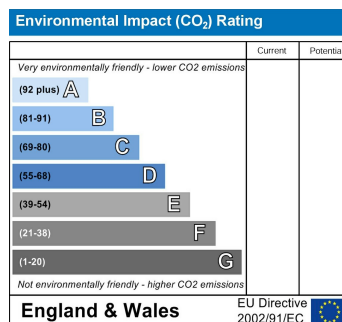
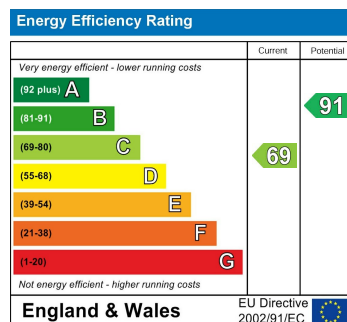
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Energy Efficiency Graph



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.

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