



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



6 Cowrakes Road, Huddersfield, HD3 3LA

£995 Per Month

ATTENTION* *POPULAR LOCATION OF LINDLEY ADM Residential are pleased to market ***FOR LET*** this larger than average, beautifully presented, Victorian style inner terrace property. Situated in this popular area of Lindley, located close to all amenities, bus routes and M62 Network and town centre. The property provides spacious accommodation set over three floors, having been recently renovated and decorated throughout. Boasts gas central heating and double glazing. comprising: Entrance hall, spacious lounge, dining kitchen and storage room. To the first floor: two double bedrooms and family bathroom with white suite. To the second floor: third double bedroom with study room (ideal for a fourth bedroom) and en-suite. Externally: the property has garden to front with on street parking. Viewing a must as imperative to appreciate the size of the accommodation on offer

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



ENTRANCE DOOR 4'1" x 3'10" (1.25 x 1.16)

Entrance hall with staircase leading to first floor, door leading to:

LOUNGE 15'6" x 14'0" (4.72 x 4.27)



A spacious lounge with a bay window to the front elevation, featuring a lime-stone fire surround with lime-stone back and hearth, inset coal effect gas fire. TV point, Telephone point, wall lighting, two gas central heating radiators. Door leading to

KITCHEN 14'10" x 8'9" (4.52 x 2.67)



A good size modern dining kitchen with window to the rear elevation featuring matching base and wall units in Oak effect with complimentary roll edge work surfaces, inset stainless steel double sink unit with tiled splash backs. Plumbing for automatic washing machine, integral electric oven and gas hob with stainless steel extractor over, storage room, gas central heating radiator finished with tiled flooring. Door leading to rear:

DINING AREA 14'10" x 8'9" (4.52 x 2.67)



Dining Area:

FIRST FLOOR LANDING

First floor landing with doors leading to:

HOUSE BATHROOM 7'3" x 6'4" (2.21 x 1.93)



A modern house bathroom fitted three piece bathroom suite in white with window to front elevation, featuring chrome effect fittings. Comprising of panelled bath with shower over, shower splash screen, hand wash basin and w/c, heated towel rail, partly tiled walls finished with tiled flooring.

BEDROOM ONE 15'1" x 8'4" (4.60 x 2.54)



A tastefully appointed double bedroom with window to the front elevation, featuring useful storage cupboard, gas central heated radiator.

BEDROOM TWO 11'4" x 11'3" (3.45 x 3.43)



Second double bedroom with window to the rear elevation, gas central heated radiator.

SECOND FLOOR

Second floor landing leading to:

BEDROOM THREE 14'0" x 15'1" (4.26 x 4.60)



A good size attic bedroom with window to the front elevation featuring access to study room and en-suite shower room. Gas central heating radiator.

BEDROOM FOUR/STUDY ROOM 8'9" x 7'11" (2.67 x 2.41)



Ideal study room or play room with window to rear elevation, Plumbed for a washing machine, gas central heating radiator:

EN-SUITE BATHROOM 7'11" x 5'10" (2.41 x 1.78)

Modern fitted En-suite with velux window to rear elevation, comprising of a shower cubicle with electric shower, hand wash basin, and w/c , chrome heated towel rail, finished with tiled flooring:

EXTERIOR

The property has enclosed stone wall boundary, flagged front garden with on street parking. To the rear: steps leading to rear door only, with access to Hang washing out on the area of land, please ask for details at the office.

DIRECTIONS

From leaving Our Milnsbridge office, Depart on Market Street, towards Luck Lane, Turn Left onto Westbourne Road, at roundabout, take 3rd exit onto Acre Street, road name changes to Lidget Street, turn left onto West Street, Road name changes to Cowrakes Road and the property will be seen via our board on the Right hand side.

Tenure

This property is (LEASE HOLD OR FREE HOLD) with years from the year

Lease details are currently being compiled. For

further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Council Tax Bands

The council Tax Banding is " C "

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

RENTAL INFORMATION 2024

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.

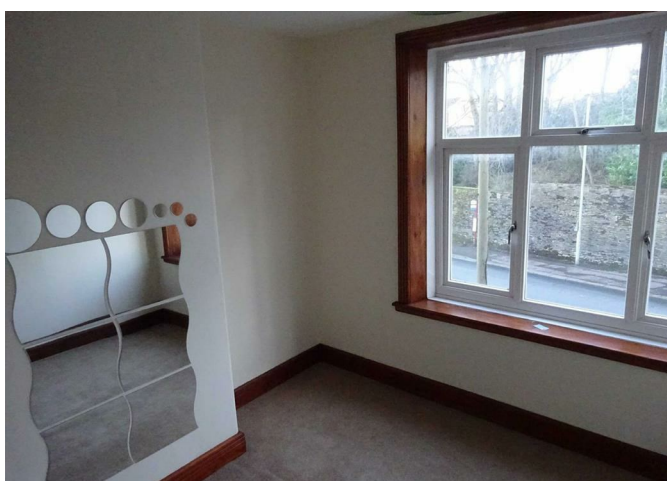
3- The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these.

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:

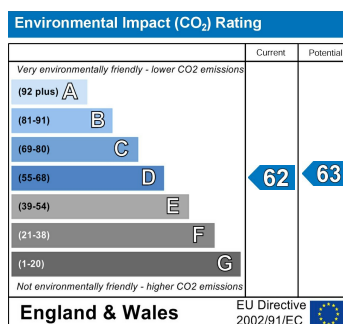
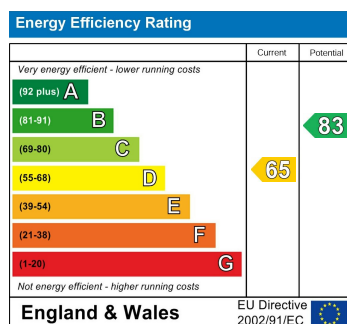
PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

Security Deposit/ Bond is required On All Our Properties.

You must pass all referencing to proceed with the tenancy.



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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