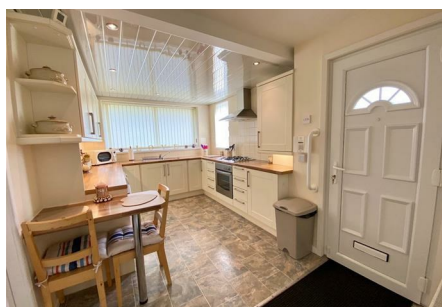




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



9 Wentworth Drive, Halifax, HX2 9QL

£995 Per Month

LB ADM Residential are pleased to offer *FOR LET* this beautifully presented, TWO bedroom semi-detached bungalow, situated in this quiet area of Bradshaw. Being close to all local amenities and bus routes and easy access to all motorway links. The property has been recently renovated to a good standard and offering spacious accommodation, boasting gas central heating and double-glazing. The property comprises:- Entrance side door, modern breakfast kitchen, lounge, inner hallway, shower room and two bedrooms. Exterior: Gardens to front with a large driveway leading to single detached garage. To the rear having flagged patio area, lawned garden with shrubs and flower borders. Off road parking to front for ample vehicles. Viewing essential to appreciate the size of this property we have on offer. Contact the agent to arrange your viewing!

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



ENTRANCE DOOR



Entrance side door leading to breakfast kitchen:

DINING KITCHEN 13'4" x 7'2" (4.06 x 2.18)



Well appointed, modern breakfast kitchen with Upvc window to front elevation. Featuring a matching range of base and wall units in Cream with contrasting laminate working surfaces, incorporating a stainless steel single drainer sink unit with mixer tap and tiled splash backs. Built in electric oven and four ring gas hob with stainless steel extractor hood over. Plumbing for an automatic washing machine, integral fridge, ceiling lighting, under unit lighting, with a useful built-in breakfast bar with matching chairs, finished with tiled effect flooring: Door leading to:

LOUNGE WITH PATIO DOORS 16'10" x 10'9" (5.13 x 3.28)



Tastefully appointed lounge with uPVC sliding patio doors leading to rear garden. Featuring a modern

fire surround with marble effect back and hearth, inset coal effect electric fire, T.v.point, coved ceiling, dado rail and finished with carpeted flooring, gas central heated radiator: (Please note tenants bought the carpet which you can purchase from them directly)

HALLWAY

Inner Hallway giving access to all rooms, and loft access via pull down ladder:

MODERN BATHROOM 6'3" x 5'7" (1.91 x 1.70)



A partly tiled modern shower room with window to side elevation, comprising of a shower cubical with shower unit, wash hand basin, low level flush w/c. Finished with a chrome effect heated towel rail and vinyl flooring:

BEDROOM ONE 12'4" x 10'1" (3.76 x 3.07)



A double bedroom with double glazed window to the front elevation, featuring fitted wardrobes and dressing unit to one wall, gas central heating radiator:

BEDROOM TWO 9'1" x 6'3 (2.77m x 1.83m'0.91m)



Second bedroom with double glazed window to the rear elevation, gas central heating radiator:

ATTIC ROOM WITH DORMER

Access to attic room with dormer window via pull down ladder:

EXTERNALLY



Well maintained gardens to front elevation with large driveway leading to single detached garage. To the rear enclosed private gardens with patio area, paved paths and fenced boundaries:

GARAGE AND DRIVEWAY



Single detached garage with up and over doors:

FURTHER PHOTOS

Council Tax Bands

The council Tax Banding is "B"

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9847-2859-6606-9091-0005>

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.

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

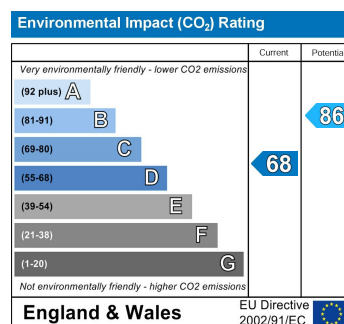
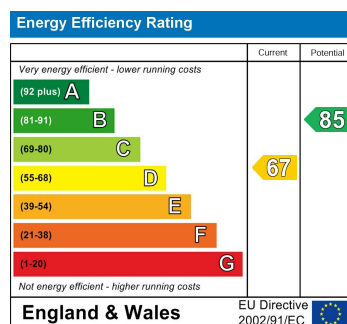
ONE WEEKS RENT

Security Deposit/ Bond is required On All Our Properties.

You must pass all referencing to proceed with the tenancy.



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.