



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



76 Scar Lane, Huddersfield, HD3 4PS

£750 Per Month

LB Welcome to this charming property located on Scar Lane in Milnsbridge, Huddersfield. This mid-terrace house boasts a delightful interior with newly decorated and carpeted rooms, offering a fresh and inviting atmosphere throughout. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The newly fitted dining kitchen is a highlight of this home, providing a modern and functional space. With three cosy bedrooms, there is ample space for a small family or for those in need of a home office or guest room. The modern shower room adds a touch of luxury to the property, offering a convenient and stylish place to unwind after a long day. Situated in a convenient location, this property also features on-street parking and a low maintenance garden to the front aspect. Don't miss out on the opportunity to make this lovely house your new home in the heart of Huddersfield. Contact ADM Residential today to arrange your viewing!

VIRTUAL VIEWING AVAILABLE SOON *LONG TERM LET ONLY*

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



ENTRANCE DOOR

UPVC entrance door with opaque glass panel leads to:

HALLWAY



Entrance hall with staircase rising to the first floor landing. Finished with wall mounted gas central heated radiator and door leading to:

LOUNGE



Spacious lounge having been newly decorated and carpeted with uPVC double glazed window overlooking the front aspect. Featuring a newly fitted wall mounted electric fire and finished with wall mounted gas central heated radiator. Door leading to:

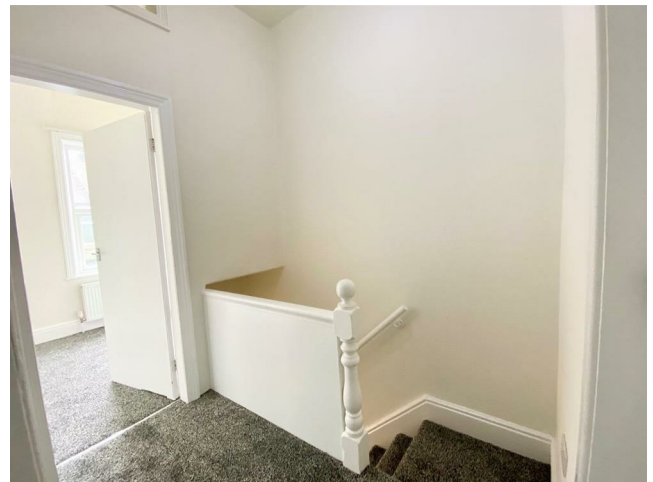
DINING KITCHEN



Newly fitted modern dining kitchen with uPVC double glazed window and uPVC door leading to the rear aspect. Featuring a matching range of base and wall mounted units in White with chrome effect fittings, roll edged laminate working

surfaces, tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Brand new integral electric oven and electric hob with stainless steel extractor hood over, plumbing for automatic washing machine with space for fridge, freezer and dining table and chairs. Finished with wall mounted combi-boiler, wall mounted gas central heated radiator and newly fitted wood effect vinyl flooring:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to all rooms:

SHOWER ROOM



Newly fitted, contemporary shower room with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: step-in shower cubicle with mains fitted shower and sliding glass door, hand wash pedestal basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and wood effect vinyl flooring:

BEDROOM ONE



Primary bedroom with uPVC window overlooking the front aspect. Featuring newly fitted carpets and finished with wall mounted gas central heated radiator:

BEDROOM TWO



Second bedroom with uPVC window overlooking the rear aspect. Featuring newly fitted carpets and finished with wall mounted gas central heated radiator:

BEDROOM THREE



Third bedroom with uPVC window overlooking the front aspect. Featuring newly fitted carpets, bulk head storage and finished with wall mounted gas central heated radiator:

EXTERNALLY

Externally the property offers a small, low maintenance garden to the front aspect which is partly paved and partly pebbled. Finished with stone wall boundaries and on street parking:

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: Crow Lane Primary & Foundation Stage School, Luck Lane, A SHARE Primary Academy, Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Reinwood Infant & Nursery School

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 - lettings@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "A"

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/5034-1327-7300-0235-6226>

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.

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.

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.

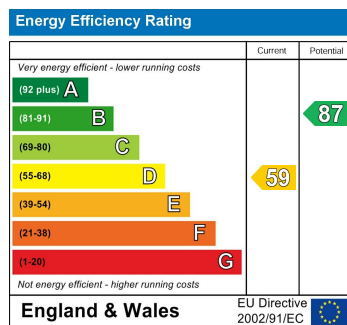
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



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