



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



85 Crosland Hill Road, Huddersfield, HD4 5NZ

£550 Per Month

****UNDER APPLICATION** *WOULD BE IDEAL FOR A COUPLE OR SINGLE OCCUPANT* *MODERN KITCHEN AND BATHROOM* *CENTRAL HEATING & DOUBLE GLAZING* *LOW MAINTENANCE GARDEN*** Having been recently redecorated with recently fitted carpets, this front terrace cottage is offered for let. Enjoying a popular SEMI RURAL position, situated in the extremely popular area of Huddersfield, within close proximity to an array of nearby amenities, easy access to the M62 motorway network and approximately 2 miles from Huddersfield town centre. Boasting gas central heating system, double glazing. Comprises of:- Entrance hall, modern kitchen, storage cellar, well appointed lounge which is tastefully decorated. To the first floor landing, two bedrooms and a modern three piece bathroom suite in white. Externally a garden to the front and on street parking. An ideal property for a professional tenant looking for long term. **NON SMOKER AND NO PETS DUE TO ALLERGIES** *An early inspection is recommended to avoid disappointment*

Telephone ADM Residential today on 01484 644555!

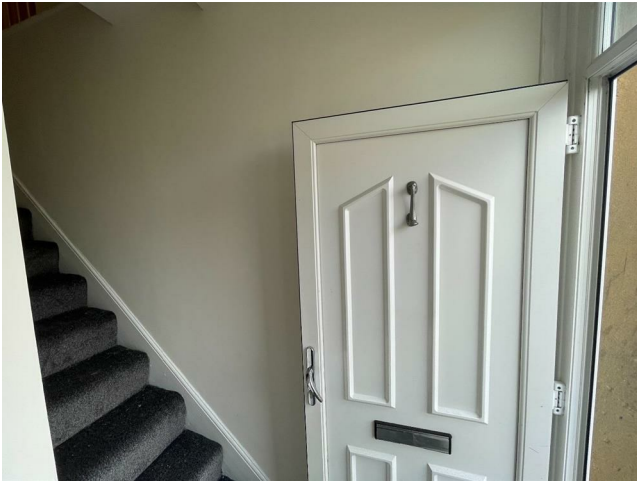
55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

Entrance uPVC door leading to:

HALLWAY



Hallway with staircase to the first floor, wall mounted gas central heated radiator and door leading to:

LOUNGE 16'3"x11'3"



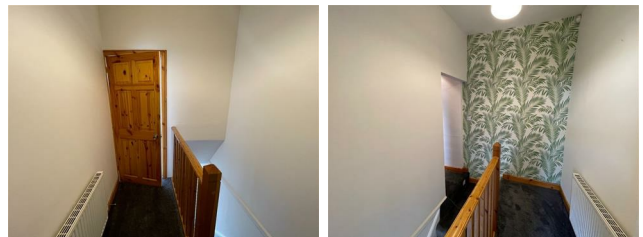
This is a particularly spacious lounge with Upvc window to the front aspect, featuring wall lighting and a modern fireplace with electric fire, wall mounted gas central heated radiator and finished with laminate flooring:

KITCHEN 12'1"x7'9"



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:

TO THE FIRST FLOOR LANDING



To the first floor T-shaped landing with doors leading to:

HOUSE BATHROOM



Fully Tiled, three piece bathroom suite in white

finished with chrome effect fittings. Having UPVC opaque window to the front aspect. Comprises of: stylish corner bath with shower unit and splash screen a hand wash pedestal and low level W/C. Finished with recess chrome effect spot lighting and a gas central heating radiator:

BEDROOM ONE 16'3"x12'8"



A large double bedroom with uPVC window to the front aspect, fitted wardrobes to one alcove and a wall mounted gas central heating radiator: (NEW carpeted)

BEDROOM TWO 7'9"x7'6"



A second bedroom with uPVC window to the front aspect, wall mounted combi-boiler, fitted bulkhead storage cupboard 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:

Council Tax Bands

The council Tax Banding is "A"

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

RENTAL INFORMATION 2020/2021

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 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

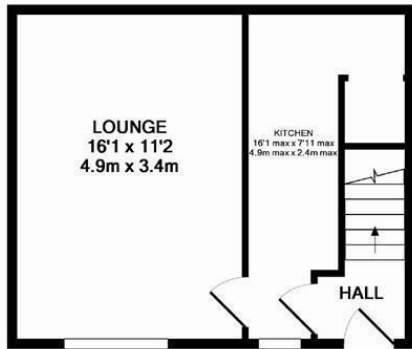
Please ask the agents for the detail.

DISCLAIMER

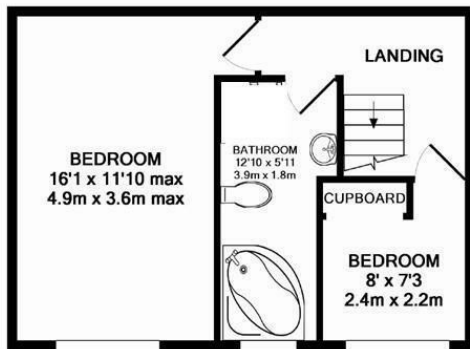
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & 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.

Floor Plan



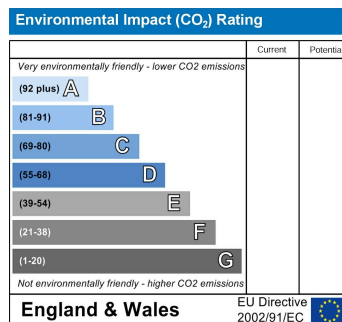
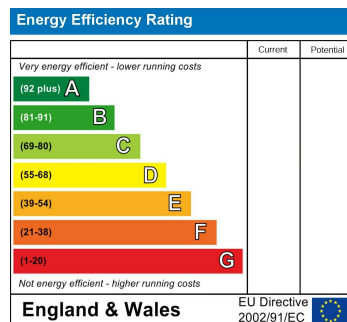
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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