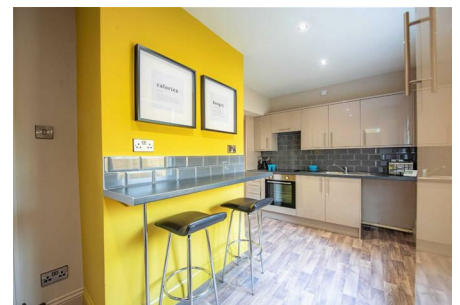




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 6 Hind Street, Bradford, BD12 8JT

**£725 Per Calendar Month**

\*LB\* \*AVAILABLE FROM JUNE 2024\* ADM Residential are delighted to offer this attractive and much improved stone built, end terrace property. This delightfully decorated, two bedroom through terrace property, set off the main flow of traffic from Bradford Road and having undergone a vast program of renovations to a high standard. Situated in a sought after location of Wyke with easy access to an array of amenities, bus routes and schools. The property boasts, gas central heating, double glazing and security alarm, with a fitted kitchen and carpets throughout. Comprises of:- entrance porch, leading to a charming well appointed lounge, inner lobby leads to a breakfast kitchen set to the rear aspect, access to a cellar. To the first floor landing; two double bedrooms and a modern house bathroom. To the exterior: low maintenance paved garden with flagged paths and decorative stone patio area, side access to a private flagged patio and off street parking. Tel 01484 644555 to arrange your viewing!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### ENTRANCE PORCH

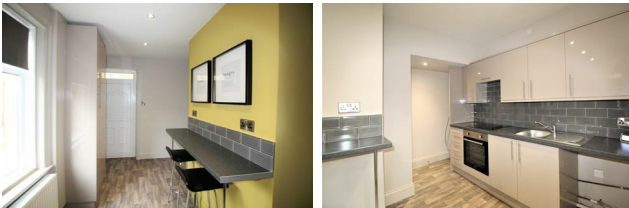
A double glazed entrance door leading to the porch, double glazed windows to both side and finished with laminated flooring: timber door gives access to:

### LOUNGE 15'6" x 15'3" (4.72 x 4.65)



This beautifully appointed lounge has uPVC double glazed window to the front elevation. Feature fireplace with wood mantel, stone hearth and feature brick back and an inset electric fire. Finished with dado rail, ceiling rose, and gas central heating radiator, door leading to:

### OPEN PLAN DINING KITCHEN 15'5" x 11'0" (4.70 x 3.35)



Newly fitted modern kitchen with a matching range of base and wall mounted units in High Gloss, featuring chrome effect fittings. Contrasting laminated working surfaces, matching tiled splash backs, inset stainless steel sink unit with mixer tap and drainer. Integral electric four ring hob and electric oven with an extractor hood over. Space for a fridge freezer, plumbing for automatic washing machine. Finished with laminated wood effect flooring, ceiling spot lighting and gas central heated radiator. Door leading to the rear elevation:

### ACCESS TO CELLAR

Staircase descending to a useful cellar area, having electric and lighting within.

### FIRST FLOOR LANDING



Staircase rises to the first floor landing providing access to:

### BEDROOM ONE 15'7" x 15'1" (4.75 x 4.60)



A well appointed, double bedroom with uPVC double glazed window to the front aspect, built-in storage cupboard, gas central heated radiator:

## BEDROOM TWO 15'8" x 8'0" (4.78 x 2.44)



This second double bedroom is set to the rear aspect, having a uPVC double glazed window and a gas central heated radiator:

## BATHROOM 10'8" x 5'7" (3.25 x 1.70)



A partly tiled, modern three piece bathroom suite in white with uPVC window to rear aspect. Featuring chrome effect fittings, comprising of:- panelled bath with shower over and splash screen, hand wash pedestal, low level flush W.C. Finished with chrome heated towel rail and laminate effect flooring:

## EXTERNALLY



Externally, low maintenance garden with a central Indian stone paved feature and pebble areas. There are paved pathways giving access to the front, side

and rear which has a flagged area and a raised decked planter area and fenced boundaries. front access to off street parking for one car only. To the rear of the property is a wall enclosed courtyard.

## FURTHER INFORMATION



SERVICES Mains gas/ Mains electricity

None Smokers

No Pets

Tax Band 'A'

Local Schools;

Shirley Manor Primary School, Worthinghead Primary School, Low Moor CofE Primary School, Dixons Trinity Academy, Rastrick High School, Lightcliffe Academy

## ABOUT THE VIEWINGS

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

Tel-01484 644555

Mobile Number 07780446202

Email - sales@admresidential.co.uk

## Council Tax Bands

The council Tax Banding is "A "

## 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.

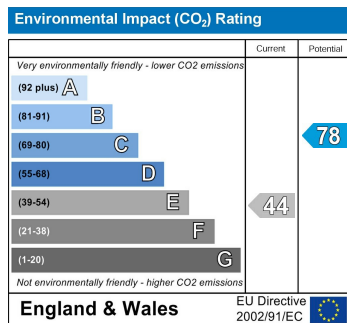
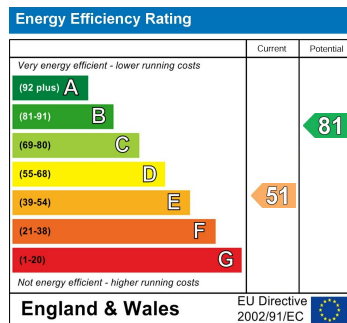
You must pass all referencing to proceed with the tenancy.

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Please Note: Unauthorized reproduction prohibited.



### 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.