



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



**52 Leymoor Road, Huddersfield, HD3 4SW**

**£500 Per Month**

**\*UNDER APPLICATION\*** "A PERFECT RENTAL PROPERTY FOR A LONG TERM LET" This stone built, one bedroom end terrace property with front garden and on street parking to the side. This delightful property has been recently decorated and re-carpeted throughout. Ideally positioned for easy access to all village amenities, local schools and bus routes with easy access to the M62. Boasting gas central heating, double glazing, security alarmed, briefly comprises of:- Entrance door, opening into the well appointed open plan lounge/breakfast kitchen with windows to front and side aspect, breakfast bar and all white goods, staircase leads to the lower floor, access to a keeping cellar. To the first floor landing: main bedroom with walk-in wardrobes and modern house bathroom. Externally there is a neatly kept garden to front, on street parking. Viewing is highly recommended to appreciate the standard of the accommodation on offer. A full internal viewing is highly recommended please call ADM Residential today: **\*\*\*THIS PROPERTY IS NOT TO BE MISSED\*\*\* \*\*IDEAL FOR THE SINGLE PROFESSIONAL TENANT\*\***

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### ENTRANCE DOOR

Upvc entrance door leading to:

### OPEN PLAN LIVING 21'1" x 17'2" (6.43 x 5.23)



Modern open plan living/kitchen area:

### LOUNGE AREA 21'1" x 17'2" (6.43 x 5.23)



This well appointed, good sized lounge area with Upvc window to front elevation. Tastefully decorated with ceiling lighting, an abundance of power sockets and housed gas central heated radiator:

### KITCHEN AREA 21'1" x 17'2" (6.43 x 5.23)



A modern fitted kitchen with Upvc window to front elevation, featuring a matching range of base and wall mounted units in beech wood effect and high gloss white with chrome effect fittings, complementary laminate rolled edge working surfaces, stainless steel sink with mixer tap, and contrasting tiled splash backs. Integral electric oven with four ring gas hob, extractor unit over, fridge & freezer and automatic washing machine. Finished with wood effect vinyl flooring and gas central heated radiator:

### ACCESS TO CELLAR

Staircase to a cellar:

### STAIRCASE TO THE FIRST FLOOR

Staircase rises to first floor landing, doors leading to:

### MASTER BEDROOM 11'5" x 11'1" (3.48 x 3.38)



A good sized double bedroom with Upvc window to front elevation, featuring fitted wardrobe/storage and gas central heated radiator:

### BATHROOM 14'6" x 9'5" (4.42 x 2.87)



Recently fitted, partly tiled, modern house bathroom three piece bathroom suite in white with uPVC window to side elevation, featuring chrome effect fittings. Comprising of panelled P-shape bath with mains shower over and splash screen, hand wash vanity basin and low level flush w/c, chrome heated towel rail, finished with tiled effect flooring:

#### EXTERNALLY

Externally the property boasts paved and gravel frontage with stone and fenced boundaries:

#### FURTHER INFORMATION

Tax Band 'A'

Local Schools:

Beech Early Years Infant and Junior School, Crow Lane Primary and Foundation Stage School, Huddersfield New College, St John's Church of England Voluntary Aided Junior and Infant School, Golcar Junior, Infant and Nursery School, Salendine Nook High School:

#### Oven hob



Fully professionally cleaned Electric Oven and Gas Hob

#### ABOUT THE VIEWINGS

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

Tel-01484 644555

Mobile Number 07780446202

Email - [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

#### ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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.

#### RENTAL INFORMATION

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:

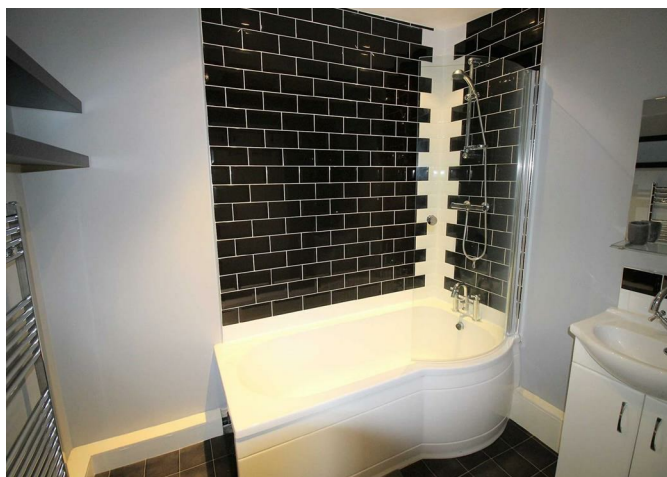
Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing:  
Please contact the agent to arrange a viewing we expect a high demand for this property:

PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

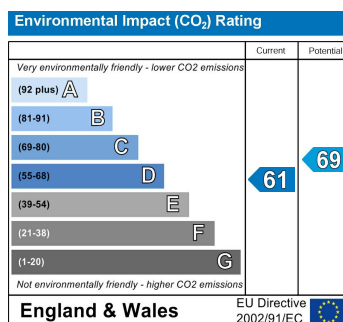
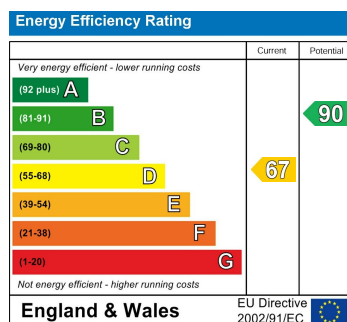
Security Deposit required

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.