



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



8 Faraday Square, Huddersfield, HD3 4LS

£400 Per Month

LB ADM Residential are pleased to offer *TO LET* this delightful two bedroomed terraced property. Being situated in the popular location of Milnsbridge in Huddersfield with easy reach of local amenities, bus routes and easy access to M62 net works and the Huddersfield Town Centre is approximately one mile away. The property boasts gas central heating and double glazing and a security alarm. Comprising of:- entrance door leading to hall, spacious open plan lounge with a modern kitchen area, to the first floor landing, two bedrooms with house bathroom with a modern bathroom suite. Tastefully appointed through-out with on street parking to front aspect.

Telephone ADM Residential Estate Agents to arrange your viewing today! On 01484-644555

- No DSS
- Non smoker
- No pets
- Council Tax 'A'

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ENTRANCE DOOR

Upvc entrance door leading to:

OPEN PLAN LOUNGE 16'4" x 11'9" (4.98 x 3.58)

A modern open plan lounge and kitchen area with Upvc window to front aspect. Featuring wall mounted gas fire, T.V point, telephone point, alarm sensor and gas central heating radiator. Finished with wood effect laminate flooring:

KITCHEN AREA

This well appointed kitchen area features a matching range of wall and base units in high gloss white, complementary laminate rolled edge working surfaces, stainless steel sink with mixer tap, and contrasting tiled splash backs. Gas cooker point with stainless steel extractor hood over, space for fridge/freezer and integral dishwasher with plumbing for automatic washing machine. Finished with wood effect laminate flooring and gas central heated radiator:

STAIRCASE LEADING TO

Staircase leading to the first floor landing, doors leading to:

BEDROOM ONE 10'4" x 9'11" (3.15 x 3.02)

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

BEDROOM TWO 8'2" x 6'11" (2.49 x 2.11)

A well appointed second bedroom with Upvc window to front elevation with gas central heating radiator:

BATHROOM 7'4" x 5'0" (2.24 x 1.52)

A partly tiled house bathroom featuring a three piece bathroom suite in white with chrome effect fittings, comprising of: panelled bath with electric shower over, glass splash screen, hand wash basin and low level flush w/c. Finished with wood effect laminate flooring:

EXTERNALLY

The property offers on street parking to front elevation:

FURTHER INFORMATION

COUNCIL TAX BAND 'A'

On Street Parking, easy access to the Huddersfield transport links,

Local Schools in the area: Dryclough C of E Infant School, Crow Lane Primary, Crosland Moor Junior School, Royds Hall High School, Colne Valley High School, Huddersfield Grammer, Linthwaite Ardron Junior School.

Please see links below and add us a review on one of our pages:

ADM Residential Facebook - <https://en-gb.facebook.com/ADM.Resi/>

G o o g l e + L i n k - <https://plus.google.com/100146793122024424765>

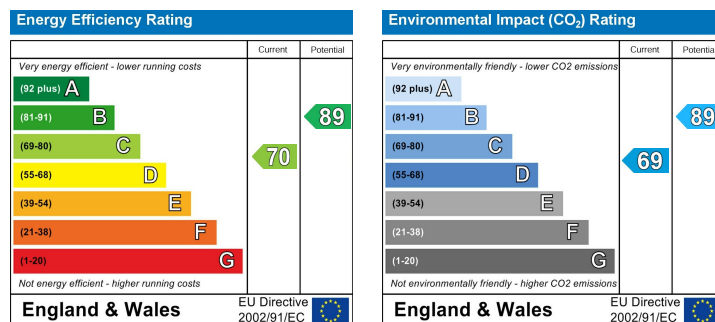
RENTAL INFORMATION

Prior to taking over a tenancy of any rental property with ADM we require the following information:

1. Proof of residency eg: recent bank statement or utility at the current address.
2. Identification, which could be passport or driving licence.
3. We require a referencing fee (please call for further information)

Floor Plan

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.