



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



453 Manchester Road, Huddersfield, HD7 5RD

£720 Per Month

****UNDER APPLICATION**** "NEWLY DECORATED" ADM Residential are pleased to offer this property for let *LARGER THAN AVERAGE TWO DOUBLE BEDROOMED INNER TERRANCE PROPERTY* OFFERS A COTTAGE FEEL, PERIOD FEATURES. Offered for LET is this good sized, TWO double bed roomed, stone built, through terraced property with un-spoilt views to the front elevation. Ideally suited for a professional tenant or couple, situated in this popular area of Linthwaite being close to all local amenities, bus routes and schools and easy access to motorway Networks. The property boasts double glazing, gas central heating, comprises: - entrance door leads to a reception hallway, modern lounge with views across the hillside and a wall mounted electric fire, large dining kitchen, access to keeping cellar with plumbing for washing machine. To the first floor landing: House bathroom with newly fitted bathroom suite in white, and a separate w/c, two good size double bedrooms with views across the hillside to the front elevation. Externally the property has tiered frontage and enclosed cottage garden to the rear with patio areas. On street parking to front, Viewings are highly recommended. Please call ADM Residential to arrange a viewing.

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ENTRANCE HALLWAY



Entrance door leading to hallway with period features, wall mounted gas central heated radiator, doors leading to:

LOUNGE 11'11'0" x 10'3'0"



A good sized, modern lounge with large Upvc window to front aspect, taking advantage of the onward views, featuring T.V. point, Telephone point, wall mounted electric fire with remote, wall mounted gas central heated radiator:

DINING KITCHEN 13'11'0" x 10'8'0"



Set to the rear is the larger than average dining kitchen, very well appointed, with window to rear elevation featuring a matching range of base and wall units in solid walnut wood with contrasting working surfaces. Consisting of inset resin sink unit and drainer with mixer taps, tiled splash backs, free standing 8 burner gas oven with extractor hood over, integrated fridge and freezer, gas central heating radiator. Doors leading to cellar and a uPVC door to the rear garden:

FIRST FLOOR LANDING



First floor L-shaped landing giving access to all rooms, wall mounted gas central heated radiator;

HOUSE BATHROOM 5'8'0" x 10'10'0"



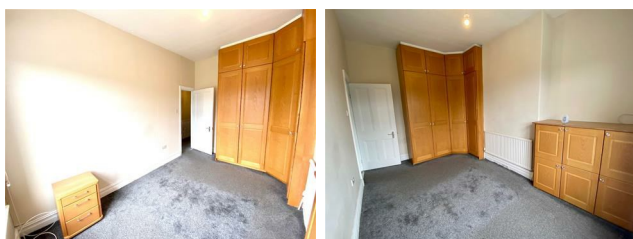
A recently fitted, modern two piece house bathroom suite in white with uPVC window to front elevation comprising of a large P-SHAPE bath with electric shower over, splash screen, pebble style water fall taps, hand wash vanity basin with draws and matching mixer pebble style water fall taps, finished with chrome effect fittings and newly laid vinyl flooring, wall mounted gas chrome heated towel rail:

SEPARATE W/C.



A Separate w/c with uPVC window to the rear elevation, featuring a twin piece bathroom suite in white with chrome effect fittings, consisting of: hand wash basin with water wall tap, low level flush w.c, wall mounted radiator, finished with vinyl flooring:

BEDROOM ONE



Good sized bedroom with uPVC window to front elevation having beautiful views over the countryside featuring a matching range of fitted wardrobes to one wall and matching draws, wall mounted, gas central heating radiator:

BEDROOM TWO 9'5'0" x 12.0'0"



A second double bedroom with uPVC window to rear elevation, featuring a range of fitted storage cupboard to one alcove, gas central radiator:

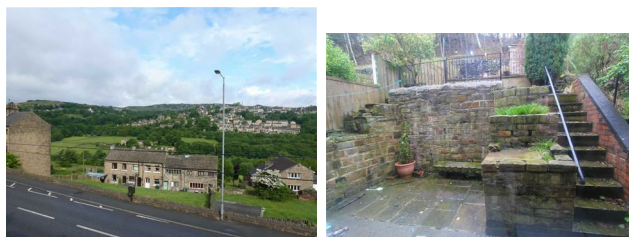
CELLAR 5'11'0" x 7'4'0"

Access to a keeping cellar, boiler houses in the cellar:

Utility room 9'2" x 7'5" (2.79 x 2.26)

Plumbing for a washer, and a dry vent:

EXTERNAL



Property has a raised front walled gardens, flagged path and stone steps, To the rear a flagged patio with a tiered garden and flagged steps, there is an outside storage hut plants and conifer:

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2685-3190-2822-2211>

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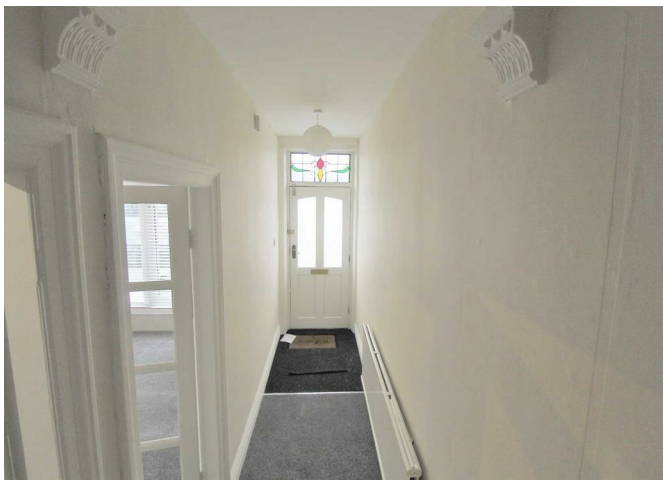
RENTAL INFORMATION

NEW CARPETS AND VINYL FLOORS
NEW WORKING SURFACES AND DESIGNER SINK AND TAPS
NEWLY DECORATED CROWN COLOUR 9001 & 9003
DOVE WHITE CROWN 901
NEW MIRROR FITTED
NEW DISHWASHER
NEW LEDS LIGHTS
Professional tenancy, Strictly NO Pets, Non-Smokers.

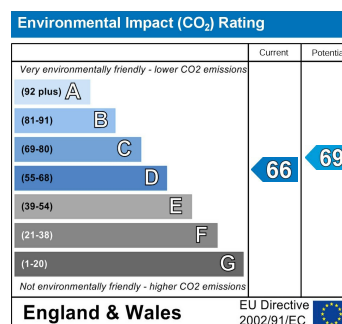
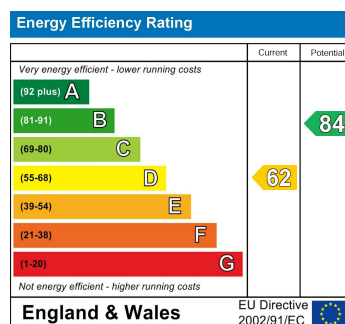
Prior to taking over a tenancy of any rental property with ADM we require the following information:

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 (NO VAT is payable)



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.