



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



11 Martin Bank Wood, Huddersfield, HD5 8LJ

£725 Per Month

UNDER APPLICATION* "ATTENTION" "STUNNING PROPERTY OFFERED TO RENT" "THREE BEDROOM, MODERN DECOR"** A rare opportunity has arisen to rent this ready to move into three bedroomed, unique property and taking advantage of a private rear garden. Ideally positioned in a popular and convenient residential location of Almondbury and easy access to the local amenities, commuter links, bus routes with close access to Town centre. Boasting double glazing and gas central heating, newly decorated and new fitted carpets, the property briefly comprises: entrance door leads to the hallway and separate w.c, spacious bedroom/office space. To the first floor there is a spacious lounge and a separate well appointed dining/kitchen with access to the private garden. To the second floor landing a further two bedrooms and a family bathroom. Externally there are raised steps leading to the front aspect and off road parking for one car. To the rear a tiered patio garden which enjoys plenty of privacy and is southerly facing with woodland aspect. This property is truly ***Not To Be Missed to avoid disappointment please contact the agent to arrange your viewing now!

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



ENTRANCE DOOR/HALLWAY



An entrance door leads to the hallway, staircase leads to the first floor landing, wall mounted gas central heated radiator, doors leading to:

SEPARATE W/C



A separate cloakroom with a two piece coloured suite, consisting of a hand wash basin and a low level flush w/c. Finished with a wall mounted gas central heated radiator and vinyl flooring: *access to the security alarm*

BEDROOM ONE



Generously sized double bedroom with Bay windows to front elevation, having been newly decorated, built-in storage cupboard, T.V point, wall mounted gas central heating radiator and finished with newly laid carpets:

TO THE FIRST FLOOR

To the first floor landing with door leading to:

LOUNGE WITH MODERN FIRE PLACE



Newly decorated lounge with Upvc windows to the front aspect with woodland views featuring a modern fire surround with inset gas fire and wall mounted shelving. Finished with coved ceiling, T.v point and wall mounted gas central heated radiator, door leads to:

KITCHEN



A well appointed dining/kitchen with a UPVC window to the rear aspect and patio door leading to the rear garden. Featuring a matching range of modern base and wall mounted units in White wood effect with complimentary laminated working surfaces, inset stainless steel sink unit with mixer taps and rustic splash backs. A four ring gas cooker, extractor hood over, automatic washing machine, fridge freezer and space for dining table and chairs. Finished with ceiling extractor, ceiling lights, wall mounted gas central heated radiator and laminated tiled effect flooring:

SECOND STAIRCASE

To the second floor landing:

BATHROOM



A partly tiled house bathroom with Upvc opaque window to the rear aspect. Featuring a three piece, modern bathroom suite in white with chrome effect fittings, comprising of: panelled bath with shower attachment and shower curtain, hand wash pedestal basin with a low level w/c. Finished with wall mounted heated towel rail, ceiling extractor fan and contrasting vinyl flooring:

BEDROOM TWO



A second double bedroom with uPVC windows to the front aspect, newly decorated with wall mounted gas central heating radiator and newly fitted carpets:

BEDROOM THREE



A third good sized bedroom with uPVC windows to the rear aspect, having woodland views, newly decorated with wall mounted gas central heating radiator and newly fitted carpets:

EXTERNALLY



Externally the property offers flagged access to the front, a planted area with mature shrubs and parking space with views over looking the front aspect. To the rear is a private, well maintained, tiered garden with flagged patio, decked sections, lawned garden and gravelled seating areas. There is also a useful storage unit with lawnmower. A truly ideal space for the summer months to enjoy the garden setting:

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

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is "C"

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

RENTAL INFORMATION 2021

NON SMOKERS PERMITTED

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 AREA

About the area are as follows:

Almondbury is covered by the Kirklees Council, Schools are Almondbury High School, Almondbury Junior School, Greenside Infant and Nursery School, King James School. Access to amenities at Aspley, the canal, Huddersfield University and local shops.

This old converted School House set within a courtyard setting, local village shops, restaurants, doctor's and dental surgeries within easy reach and regular bus services to Huddersfield Town Centre within easy access.

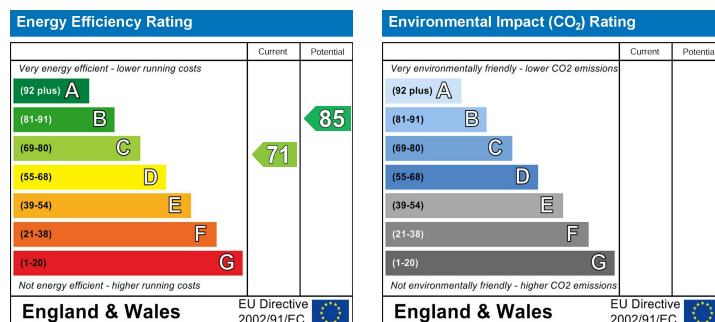
EPC 2031

<https://find-energy-certificate.service.gov.uk/energy-certificate/0060-2904-8010-2399-5851>

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.