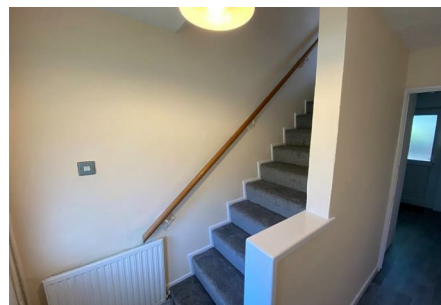




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



7 Dearne Fold, Lindley, Huddersfield, HD3 3JU

£695 Per Month

LB LET BY ADM OFFERED FOR RENTAL by ADM Residential, we are pleased to market *FOR RENT* this *TWO DOUBLE* bedroom townhouse in the popular residential area of Lindley. Being conveniently located within minutes of Huddersfield Town Centre and walking distance to all local village amenities, bus routes, pubs, bars and restaurants and the M62 Motorway Network. This newly decorated, newly carpeted two bedroom townhouse offers spacious accommodation set over three floors, ideally suited to a single person or couple. Briefly comprises: entrance hallway with access to a useful utility room and storage area. Staircase to the first floor landing: spacious lounge and newly fitted modern kitchen. To the second floor landing: two good sized double bedrooms and house bathroom. Externally the property offers lawned garden to the front with shared access to a flagged garden at the rear and permit parking for residents. Viewings are highly recommended! Book yours today on 01484 644555!

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



ENTRANCE DOOR

UPVC entrance door with opaque window to the front aspect:

HALLWAY



Reception hallway having been newly decorated and newly fitted flooring, access to a useful utility room and staircase rising to the first floor landing:

UTILITY ROOM WITH STORAGE



Useful utility room with plumbing for automatic washing machine, ample space for dryer and under stairs storage. UPVC door leading to the rear:

TO THE FIRST FLOOR LANDING



Newly decorated first floor landing with uPVC window to the rear aspect, doors leading to:

LOUNGE



Spacious, newly decorated lounge with newly fitted carpet and uPVC window to the front aspect. Featuring inset electric fire with wood fire surround, marble back and hearth. Finished with dado rail, TV point, telephone point and wall mounted gas central heated radiator:

KITCHEN



Newly fitted kitchen with uPVC window overlooking the rear aspect. Featuring modern range of base and wall mounted units in high gloss white with chrome effect fixings and complementary laminated working surfaces with tiled splash backs, inset stainless steel sink unit with mixer tap. Integral electric oven and four ring electric hob, under counter fridge and housing for a combi- boiler:

TO THE SECOND FLOOR LANDING



Newly decorated second floor landing with uPVC window to the rear aspect, doors leading to:

BATHROOM



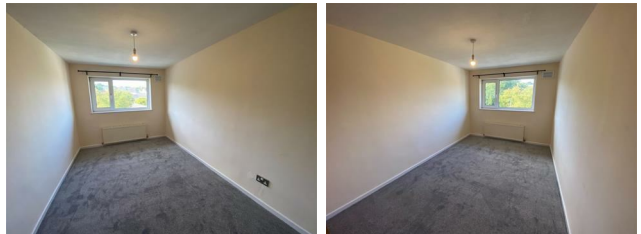
House bathroom with a uPVC opaque window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over, newly fitted hand wash vanity basin with mixer tap and low level flush W/C. Finished with wall mounted gas central heated radiator and newly fitted wood effect vinyl flooring:

BEDROOM ONE



Good sized, newly decorated double bedroom with newly fitted carpet and uPVC window to the front aspect. Finished with a wall mounted gas central heated radiator:

BEDROOM TWO



Second double bedroom which has been newly decorated with newly fitted carpet and uPVC window to the front aspect. Finished with a wall mounted gas central heated radiator:

EXTERNALLY



The property boasts a lawned garden to the front aspect with paved path leading to the uPVC front door. To the rear is shared access which leads to a flagged garden with fenced boundary (please note there is some work to be done on the garden.) Permit parking available for residents:

About The Area Lindley

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children. Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

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 youtub link.

Please ask the agents for the detail.

RENTAL INFORMATION 2021

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

NON SMOKERS PERMITTED

Professional tenants or suitable sharers with good references need only 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.

Council Tax Bands

The council Tax Banding is " A "

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9549-2826-6202-9097-3181>

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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.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

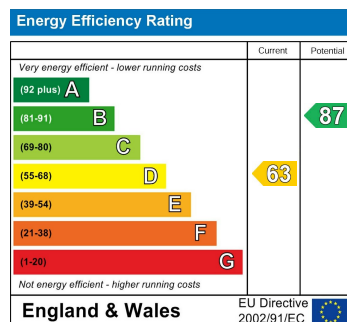
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.



Energy Efficiency Graph



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