



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



16 Chancel Court, Huddersfield, HD3 4SX

£825 Per Month

LET BY "BY ADM RESIDENTIAL" AVAILABLE SEPTEMBER 2022** offered to the rental market this stunning, newly decorated & newly carpeted, three bedroom, modern, stone built end three storey Mews. Situated in the extremely popular area of Longwood close to all local amenities, bus routes and good schools, with easy access to Huddersfield Town Centre and the M62 Motorway Network. Set over three floors is this beautifully presented property, ideal for a professional tenants looking for a long term let. The Accommodation comprises of: GROUND FLOOR: entrance hallway, Single garage, utility room, separate w/c and storage room. FIRST FLOOR: lounge room with windows to front aspect with outstanding views, dining kitchen with patio doors leading to the rear garden. SECOND FLOOR: modern house bathroom, three bedrooms EXTERNALLY: Low maintenance garden with driveway to front providing off road parking for two vehicles leading to integral garage. To the rear; enclosed, private garden, ideal for bistro dining. NOT TO BE MISSED - Telephone the Agent to arrange a viewing today.
NON SMOKERS, NO PETS DUE TO ALLERGIES, HOLDING DEPOSIT REQUIRED!

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ENTRANCE HALLWAY



Entrance door leading to entrance hallway, access to all rooms and garage, gas central heating radiator, staircase leading to first floor:

UTILITY ROOM 9'8"x6'6" (2.95x1.98)



Useful utility room featuring a matching range of base and wall units in white with wood trim, contrasting wood effect working surfaces, plumbing for automatic washing machine, and dishwasher, combi-boiler, gas central heating radiator, finished with chrome effect fittings and NEWLY fitted tiled effect vinyl flooring:

DOWNSTAIRS W/C 6'0"x3'1" (1.83x0.94)



Downstairs w/c comprising hand wash basin and low flush w/c with chrome fittings, gas central heating radiator:

FIRST FLOOR LANDING



To the first floor landing leading to:

LOUNGE WITH VIEWS 15'8"x13'1" (4.78x3.99)



Beautifully appointed recently decorated modern L-Shaped lounge with windows to front aspect with stunning far reaching views, TV point, Telephone point, wall mounted lighting and a gas central heating radiators. finished with laminated flooring:

**KITCHEN/DINING AREA 14'8"x11'3"
(4.47x3.43)**



Well appointed modern kitchen/dining room with window to rear elevation, consisting of matching base and wall units in white with complimentary laminate effect working surfaces, stainless steel sink unit and drainer with mixer taps and rustic tiled splash backs, Range master double oven and grill with five ring gas hob, integral fridge freezer , finished with chrome effect fittings and laminate wood effect flooring, gas central heating radiator, patio doors leading to rear garden:

SECOND FLOOR LANDING

Second floor landing leading to:

FAMILY BATHROOM 7'4"x6'3" (2.24x1.91)



Part tiled, four piece, family bathroom suite in white with window to front elevation, comprising of panelled bath, shower cubicle with electric shower unit, hand wash basin and low flush w/c finished with chrome fittings and tiled flooring, gas central heating radiator.

BEDROOM ONE 13'1"x9'2" (3.99x2.79)



Newly decorated double bedroom with uPVC window to front elevation which takes full advantage of the stunning views, wall mounted gas central heating radiator, newly fitted carpets and a wardrobes.

SECOND BEDROOM 11'1"x9'2" (3.38x2.79)



Second guest bedroom with uPVC window to rear elevation which overlooks the rear garden, wall mounted gas central heating radiator.

THIRD BEDROOM 7'10"x6'4" (2.39x1.93)



Third bedroom used as a study with uPVC window to front elevation, being newly decorated and a wall mounted gas central heating radiator.

INTEGRAL GARAGE

Integral garage with electric door, fitted shelves, power and light, door leading to:

EXTERNALLY



The property boasts low maintenance garden to front elevation with driveway for two vehicles leading to single garage featuring electric garage door. Additional off road parking. To the rear: Steps leading to enclosed pebbled garden featuring fenced boundaries, paved paths, dwarfed wall, flower beds, shrub borders and seated area for bistro dining.

ADDITIONAL PHOTOS



COUNCIL TAX-FURTHER INFO

COUNCIL TAX BAND C

RENTAL INFORMATION 2020

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/ Bond is required On All Our Properties.

You must pass all referencing to proceed with the tenancy.

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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

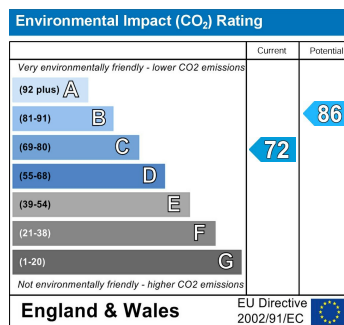
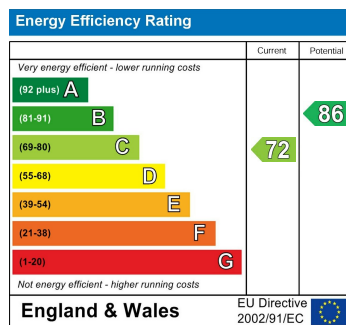
Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

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

Please ask the agents for the detail.



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.