ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

5 Northbank Road, Huddersfield, HD2 2UT

£895 Per Month

UNDER APPLICATION We are pleased to offer "FOR LET" this very well appointed, inner town house to the market. Situated in this highly regarded residential area in Huddersfield and being ideally located close to all amenities, bus routes, local schools and access to the M62 motorway network, it makes an ideal rental for a long term professional/retired tenant. The property benefits from uPVC double glazing and gas central heating throughout, briefly comprises of: Entrance door which leads into the hallway, lounge, separate dining room with understairs storage and a newly fitted kitchen with access to the rear garden. To the first floor landing: Two double bedrooms with a third single bedroom and a modern house bathroom. Externally there are well maintained gardens to the front and rear aspects with on street parking. Viewing is highly recommended to appreciate what this property has on offer! Call ADM Residential to arrange your viewing 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

The Property Ombudsman

ENTRANCE DOOR

Dual coloured composite security door leads to:

RECEPTION HALLWAY

Reception hallway with staircase leading to the first floor landing, finished with picture rail and wall mounted heater. Doors leading to:

LOUNGE 14'3 x 10'8 (4.34m x 3.25m)

Spacious, neutrally decorated lounge with uPVC double glazed window overlooking the front garden. Featuring a modern fire surround with inset gas fire, marble effect back and hearth. Finished with picture rail and wall mounted double panelled gas central heated radiator:

DINING ROOM 17'2 x 9'2 (5.23m x 2.79m)

Separate dining room with uPVC double glazed window overlooking the rear aspect. Featuring a useful under stairs storage housing the electric meter and fuze box. Finished with wall mounted heater and door leading to:

MODERN FITTED KITCHEN 9'8 x 6'9

Modern fitted kitchen with uPVC double glazed windows overlooking the rear and side aspects. Featuring a range of base and wall mounted units in high gloss white with marble effect working surfaces, contrasting tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Inset electric oven with four ring gas hob, glass splash back and extractor hood over. Additionally there is an integrated fridge freezer and washing machine. Finished with wood effect laminate flooring:

TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing with doors leading to:

HOUSE BATHROOM 6'7 x 6'5 (2.01m x 1.96m)

Fully tiled house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with electric shower, hand wash pedestal basin and low level flush w/c. Additionally, there is a built-in storage cupboard which houses the combi boiler, finished with wall mounted extractor fan, wall mounted chrome heated towel rail and wood effect vinyl flooring:

BEDROOM ONE 12'6 x10'6 (3.81m x3.20m)

Good sized primary bedroom with uPVC double glazed window overlooking the front aspect. Featuring an ornamental fireplace and finished with picture rail and wall mounted double panelled gas central heated radiator:

BEDROOM TWO 10'6 x 10'2 (3.20m x 3.10m)

Second double bedroom with uPVC double glazed window overlooking the rear aspect. Featuring an ornamental fireplace and finished with picture rail and wall mounted double panelled gas central heated radiator:

BEDROOM THREE 8'1 x 6'6 (2.46m x 1.98m)

Third bedroom with uPVC double glazed window overlooking the front aspect. Finished with picture rail and wall mounted double panelled gas central heated radiator:

EXTERNALLY

Externally the property benefits from a garden to the front aspect with mature shrubs, finished with stone wall boundary and on street parking. To the rear, is a mainly laid to lawn garden with hardstanding patio area and path leading to a rear access gate, an ideal space for enjoying the summer months. Finished with mature hedge borders:

FURTHER PHOTOS

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:
Local Schools: St Patrick's Primary Academy, Birkby Infant and Nursery School, Birkby Junior School, Brambles Primary Academy, Luck Lane, A SHARE Primary Academy

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

RENTAL INFORMATION 2025

PLEASE NOTE: smoke alarms fitted to all floors, CO alarm fitted, property has built in fridge freezer and washing machine, carpets have been professionally cleaned.

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

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 VIEWINGS

Please contact us to arrange a convenient appointment for you on:
Tel-01484 644555 or our office mobile on Mobile Number 07780446202
Email - lettings@admresidential.co.uk

COUNCIL TAX BAND

The council Tax Banding is "A"

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

EPC LINK 2025

https://find-energy-certificate.service.gov.uk/energy-certificate/2656-2474-3112-6148-1190

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.
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.

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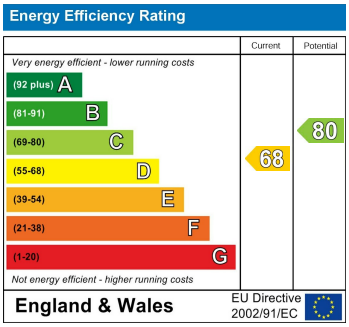
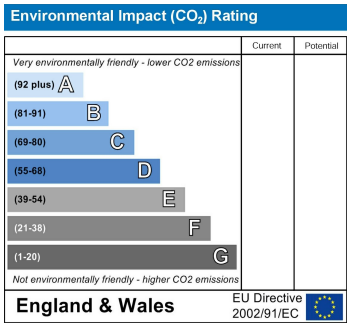
Energy Efficiency Graph





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