



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



3 Stoney Lane, Huddersfield, HD4 6HP

£800 Per Month

LB now "LET AND MANAGED BY ADM RESIDENTIAL LETTINGS" "ATTENTION STUNNING SEMI-DETACHED PROPERTY TO RENT "THIRD BEDROOM WOULD MAKE A GREAT OFFICE SPACE" A VIRTUAL VIEWING IS AVAILABLE" A rare opportunity has arisen to rent this ready to move into three bedroomed, unique property with many original features and taking advantage of a stunning mezzanine level garden with views over Taylor Hill and beyond. Ideally positioned in a popular and convenient residential location near to a local railway station and easy access to the local amenities, commuter links, bus routes with close access to Holmfirth and the town centre is just a short distance away. Boasting double glazing and gas central heating, the property briefly comprises: entrance door leads directly to the spacious lounge and a separate well appointed kitchen with access to the private garden. To the first floor split level landing leads onto the private garden and the second landing leads to three well appointed bedrooms and high spec shower room. Externally there is a flagged and gravelled area to the front aspect. To the rear there is a patio garden which enjoys plenty of privacy and is southerly facing. There is on street parking on the adjacent road. This property is truly *Not To Be Missed* to avoid disappointment please contact the agent to arrange your viewing now professional tenant need only apply, sorry NO PETS non smokers.

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ENTRANCE DOOR

Entrance door leads to:

LOUNGE/DINING ROOM 14'8 x 13'6 (4.27m'2.44m x 3.96m'1.83m)



A good sized lounge/dining room with uPVC window to the front aspect, neutrally decorated, featuring inset coal effect gas fire, twin arched alcoves with wall lighting, beamed ceilings, wall mounted gas central heated radiator: (dining table and chairs with a wall mounted T.V)

BREAKFAST KITCHEN 11'9 x 7'4 (3.35m'2.74m x 2.13m'1.22m)



Set to the rear is this well appointed, modern kitchen with uPVC window and a uPVC security key door leading to the rear yard. Featuring a matching range of base and wall mounted units in Beech wood effect with complementary working surfaces, inset 1 and 1/2 bowl stainless steel sink unit with drainer and mixer tap and contrasting tiled splash backs. Electric single oven and grill with four ring gas hob and stainless steel extractor hood over. Under stairs storage cupboard with an automatic washing machine/dryer, space for a fridge freezer, finished with laminated tiled effect flooring and wall mounted gas central heated radiator:

TO THE FIRST FLOOR LANDING

To the first floor landing, split level staircase provides access to the rear patio garden, doors leading to:

BEDROOM ONE 13'9 x 8' 4 (3.96m'2.74m x 2.44m' 1.22m)



A neutrally decorated spacious double bedroom positioned to the front of the property with uPVC double glazed window and wall mounted gas central heated radiator:

BEDROOM TWO 11'3 x 5'11 (3.35m'0.91m x 1.52m'3.35m)



A second bedroom positioned to the front of the property offers woodland views via uPVC double glazed window and finished with a wall mounted gas central heated radiator:

BEDROOM THREE 7'11 x 7'1 (2.13m'3.35m x 2.13m'0.30m)



The third bedroom is set to the rear aspect with views over looking the rear garden via a uPVC double glazed window, housing for the combi-boiler and wall mounted gas central heated double radiator:

HOUSE SHOWER ROOM



A recently fitted modern shower room with uPVC opaque window to the rear aspect, featuring chrome effect fittings, consisting of a three piece suite in white, comprises of double shower cubicle with mains fitted chrome shower over German make shower tray system, bespoke marble-topped vanity unit with inset ceramic sink and mixer tap and low level flush w/c. Finished with wall mounted chrome heated towel rail and laminated flooring, sliding door leads to:

EXTERNALLY



To the front aspect there is a flagged patio with stone steps, graveled patio area, stone wall boundaries. To the rear there is a private, delightful fully enclosed patio garden which takes full advantage of the roof top view over Taylor Hill and beyond, finished with flagged patios, pebbled seating areas, fenced boundaries: perfect to chill out in the summer months:

Selection Of Photos

A selection of extra 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: Newsome High School, Berry Brow Infant School, Newsome Junior School, Huddersfield Grammar School & Nursery
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.

Council Tax Bands

The council Tax Banding is "A"

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

Tenure

This property is FREEHOLD

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 You are still required to wear face masks and sanitise and please do not touch anything to keep the contamination to a minimum and not to spread the Covid Virus please help us to protect all parties when doing our viewings. "Thank You"

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.

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.

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.

OVEN PHOTOS

NEW OVEN HOB

Please note the oven and hob are newly fitted November 2021

RENTAL INFORMATION 2021

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:

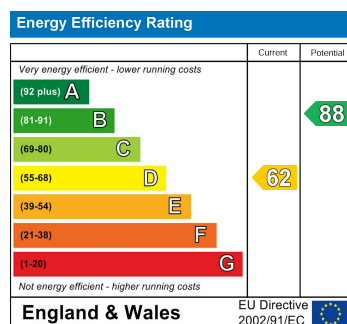
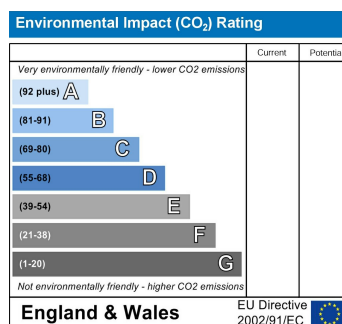
PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

Security Deposit/ Bond is required On All Our Properties.

You must pass all referencing to proceed with the tenancy.



Energy Efficiency Graph



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