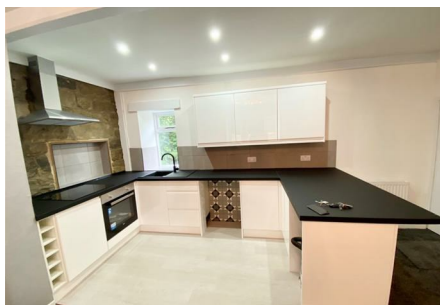




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 10 Barber Row, Huddersfield, HD7 5QL

**£695 Per Month**

"OFFERED FOR RENTAL BY ADM RESIDENTIAL, NEWLY DECORATED QUAIN T COTTAGE FOR LET" "AVAILABLE NOW!" \* Occupying this much sought after position of Linthwaite in the Colne Valley area and set back with a woodland aspect, quiet set back location near a babbling brook woodland area with wildlife. \*\*PRIME LOCATION OF LINTHWAITE\*\* This two double bedroomed, stone built, end cottage property located within this popular residential area. Situated close to all local village amenities, schools and the Motorway Network and easy access to Manchester. The property offers NEW gas central heating system and double wood glazing with a newly fitted security alarm, re-decorated and newly fitted carpets, briefly comprising of:- entrance vestibule, door leads to an open plan spacious lounge/modern Breakfast kitchen area. To the first floor landing: two double bedrooms and a three piece, partly tiled modern house bathroom suite in white. Externally there are gardens to front with decked seating area, off street parking adjacent. Internal viewing is highly recommended, call us on 01484 644555 to book an appointment. Viewings are with the agent.

£700 RENT- £805 BOND

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



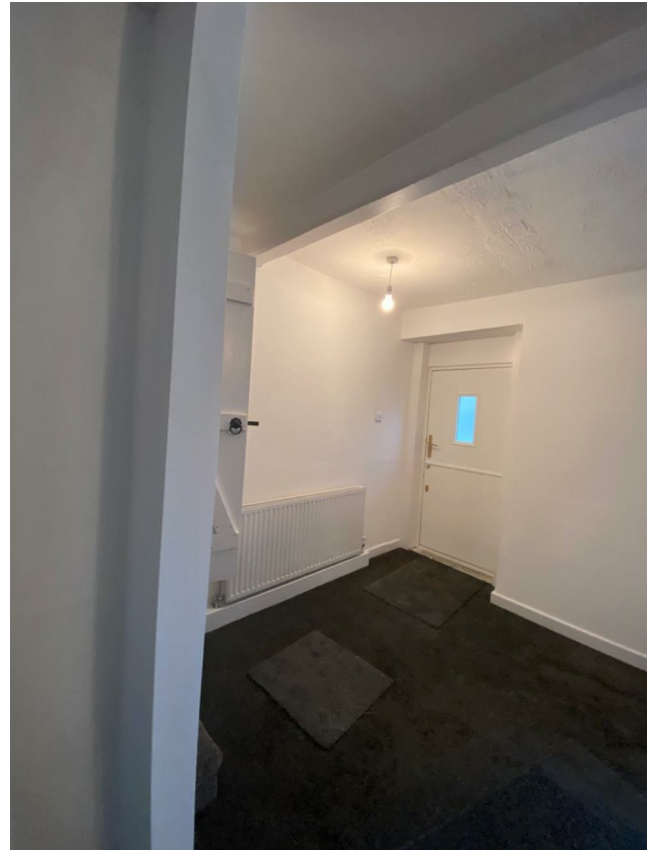


## ENTRANCE



Entrance Stable door leads to;

Entrance Vestibule 4'2 x 4'5 (1.22m'0.61m x 1.22m'1.52m)



A useful walk in vestibule with UPVC windows to the side aspects, finished with tiled flooring, stable door leads to:

## Lounge Open Plan



Open plan living in this newly renovated cottage, boasting newly fitted uPVC windows to the front aspect, newly plastered walls, t.v. stand, ceiling

lights and finished with newly fitted carpet flooring.

**Lounge Area 17'1 x 15'8 (5.18m'0.30m x 4.57m'2.44m )**

A large lounge area with Built in T.v stand, wall mounted fire, ceiling lighting, and twin wall mounted gas central heated radiators:

**Kitchen Area 8'1 x 9,1 (2.44m'0.30m x 2.74m,0.30m )**

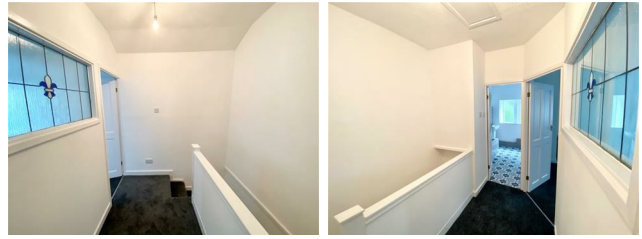


A Newly fitted breakfast kitchen with UPVC window to the rear aspect, featuring a matching range of base and wall mounted units in High Gloss white with soft close finish. Contrasting splash backs, resist sink with drainer and a matching mixer tap, electric oven and electric induction Hob, filer extractor hood over. Finished with white goods, laminate floorings and spot lighting.

**Access to the cellar**

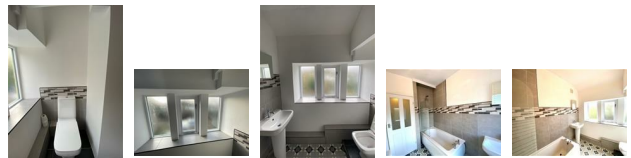
Door leads to the cellar, where there is Only access to a new fitted boiler at the cellar head. ( not for storage) gas certificate 2024 and previous gas certifications:

**Staircase to the first floor**



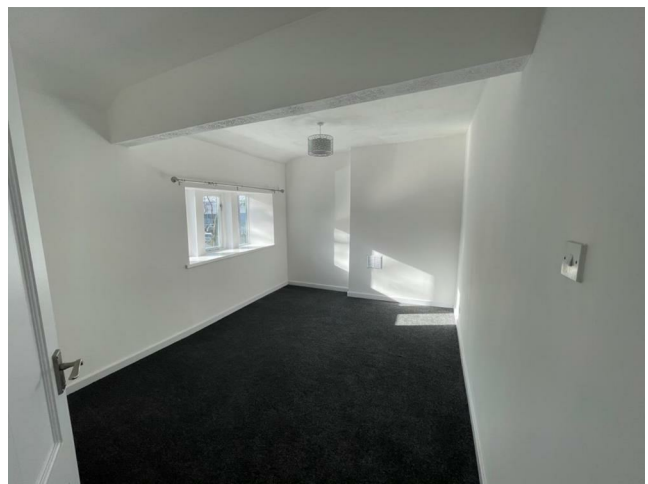
Door leads to a staircase which leads to the first floor Landing, featured stained glass panting, doors leads to:

**House Bathroom 9'1 x7'2 (2.74m'0.30m x2.13m'0.61m)**



A fitted, partly tiled house bathroom with uPVC windows to the front aspect, featuring a three piece bathroom suite in white with chrome effect fittings, consisting of:- bath with shower over and splash screen, handwash basin and low level flush w.c, finished with vinyl flooring.

**Bedroom One 12'1 x 10'2 (3.66m'0.30m x 3.05m'0.61m )**



A large double bedroom with uPVC windows to the front aspect, wall mounted radiator and finished with newly fitted carpets:



### Bedroom Two 12'1 x 8'10 (3.66m'0.30m x 2.44m'3.05m)



A second double bedroom with uPVC windows to the front aspect, wall mounted radiator :

### EXTERNALLY



The property has a low maintenance slated garden with decked patio and fenced boundaries, parking for one car adjacent., outside shed:

### Babbling Brook



Located set back from the main flow of traffic, set near a babbling Brook and wildlife:

### 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](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link. <https://youtu.be/tIJhZtGTBeM>

Please ask the agents for the detail.

### Council Tax Bands

The council Tax Banding is " "

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

### 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.

### **ABOUT THE AREA**

About the area are as follows:

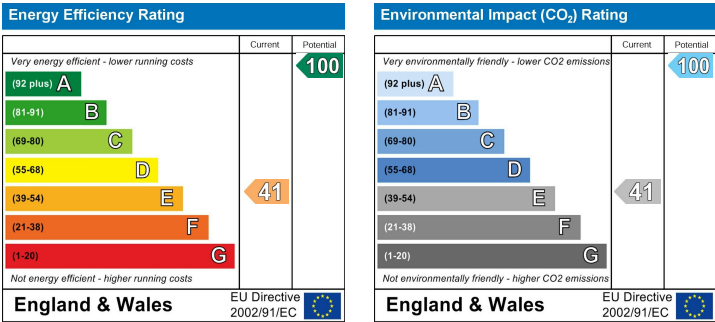
With fantastic commuter links to the Motorway  
and great schools in the immediate vicinity: the  
motorway is accessible via M62 And easy to access  
Manchester.

Local Schools: TBA

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.

## 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.