



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

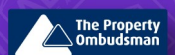


35 Yates Lane, Huddersfield, HD3 4NW

£695 Per Month

LB Is this two bedroomed, stone built through terraced property situated in this vibrant location of Milnsbridge in Huddersfield and set on the fringe of Golcar and the Colne Valley canal, located close to all local amenities, well regarded schools, bus routes and excellent access to the Huddersfield Town Centre and M62 motorway network. The property benefits from gas central heated and double glazing throughout, briefly comprising of: entrance door, hallway, spacious lounge, kitchen with access to a cellar. To the first floor landing: two bedrooms and a modern house bathroom. Externally there is a flagged patio to the front aspect and an enclosed, tiered garden to the rear *IDEAL FOR SINGLE OCCUPANT, COUPLE OR SMALL FAMILY* Telephone our office to arrange your viewing today! Call ADM Residential on 01484 644555

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ENTRANCE DOOR

An entrance door with original features leads to:

HALLWAY



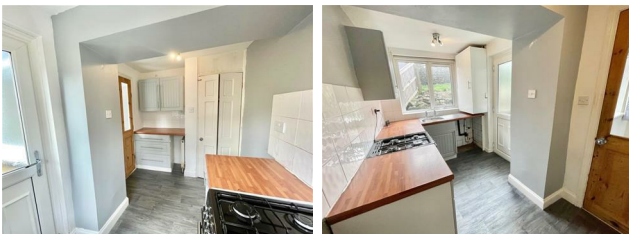
Reception hallway with staircase rising to the first floor landing and door leading to the lounge:

LOUNGE 16' x 9'48 (4.88m x 2.74m)



A good sized, charming lounge with uPVC double glazed windows overlooking the front and rear aspect. Featuring a stone fireplace and beams to the ceilings, finished with wall mounted gas central heated radiator and wood effect vinyl flooring. Door leads to:

KITCHEN 7'89 x 6'76 (2.13m x 1.83m)



Kitchen set to the rear aspect with uPVC double glazed window and uPVC door leading out to the rear garden. Featuring a matching range of base

and wall mounted units in grey with roll edged wood effect laminate working surfaces, tiled splashback and an inset stainless steel sink unit with drainer and mixer tap. There is a gas oven with four ring gas hob, plumbing for an automatic washing machine and space for a fridge freezer along with housing for the combi-boiler. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring. Door leads to the cellar:

CELLAR

Access to a cellar:

FIRST FLOOR LANDING



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

HOUSE BATHROOM 7'3 x 6'2 (2.21m x 1.88m)



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 comprising of: panelled bath with electric shower over, hand wash vanity basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled flooring:

BEDROOM ONE 17'6 x 8'4 (5.33m x 2.54m)



BEDROOM TWO 10' x 7'7 (3.05m x 2.31m)



EXTERNALLY



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: Crow Lane Primary & Foundation Stage School, Luck Lane, A SHARE Primary

Academy, Royds Hall, A SHARE Academy, Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary)

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.

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 Bands

The council Tax Banding is "A"

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/5000-5356-0122-3424-3343>

RENTAL INFORMATION 2026

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.

BOUNDARIES AND OWNERSHIPS

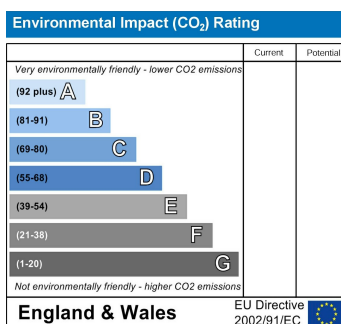
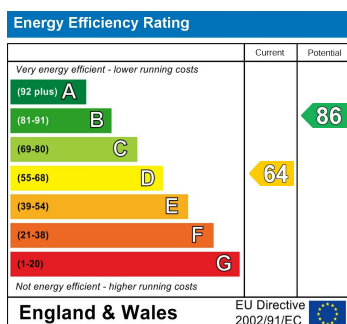
Please Note, that the boundaries and ownerships
have not been checked on the title deeds for any
discrepancies or rights of
way. It is advised that prospective purchasers
should make their own enquiries before
proceeding to exchange of contracts.

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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.