



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



20 Thornhill Avenue, Huddersfield, HD3 3DR

£800 Per Month

LB Is this NEWLY DECORATED NEWLY CARPETED, two bedroomed, stone built, terraced property located within this popular residential area of Lindley. Situated close to all local amenities, Huddersfield HRI, highly regraded schools and the Motorway Network. The property offers gas central heating system and double glazing and a security alarm, briefly comprising entrance door, reception hallway, lounge with bay window to front aspect dining room with window to rear, a modern kitchen, a useful storage cellar. To the first floor landing, two double bedrooms, master has fitted wardrobes and a four piece modern bathroom suite in white. To the outside of the property a gardens to front and rear with off road parking to the rear. We are sorry but the property is, NON SMOKERS NON E-CIGARETTES & NO PETS due to allergies. Viewings are taking place by the agent and will be blocked viewing time and dates TBA. Tel 01484644555

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ENTRANCE DOOR



Entrance door leading to:

HALLWAY



Reception hallway with staircase leading to first floor landing, gas central heating radiator, alarm panel and doors leading to:

LOUNGE 15'4" x 11'5" (4.67 x 3.48)



Newly decorated modern lounge room with large bay window overlooking the front aspect. Featuring a modern fire surround with inset coal

effect gas fire and coved ceiling. Finished with wall mounted gas central heating double radiator and wood effect laminate flooring. Door leading to:

DINING ROOM 13'4" x 9'8" (4.06 x 2.95)



Newly decorated spacious dining room with twin aspect windows to the rear aspect. Finished with wall mounted gas central heating double radiator and wood effect laminate flooring, door leading to:

MODERN KITCHEN 13'9" x 7'0" (4.19 x 2.13)



Modern kitchen with a matching range of base and wall units in cream and satin finish chrome effect fittings, granite effect working surfaces and inset stainless steel sink unit, drainer with chrome mixer tap and complimentary tiled splash backs. Integral oven and hob with stainless steel extractor hood over, plumbing in situ for automatic washing machine, integrated dishwasher and a space for a fridge freezer. Finished with inset ceiling spot lights, wall mounted gas central heated radiator and tiled flooring:

TO THE FIRST FLOOR



Staircase rises to the first floor landing, wall lighting, doors leading to:

BEDROOM ONE 15'4" x 12'3" (4.67 x 3.73)



Newly decorated spacious double bedroom with twin aspect uPVC windows to the front aspect, featuring fitted wardrobes to one alcove. Finished with wall mounted gas central heating radiator and newly fitted carpet:

BEDROOM TWO 10'3" x 9'4" (3.12 x 2.84)



A newly decorated good sized second double bedroom with uPVC windows to the front aspect, finished with wall mounted gas central heating radiator and newly fitted carpet:

LARGE HOUSE BATHROOM 13'2" x 7'1" (4.01 x 2.16)



Recently fitted, partly tiled, modern bathroom with uPVC opaque window to the rear aspect featuring chrome effect fittings, comprising of a four piece bathroom suite in white consisting of: panelled bath with mixer tap, separate shower cubicle with mains fitted shower, hand wash pedestal basin and low level flush w/c. Finished with wall mounted heated towel rail and newly laid vinyl effect flooring:

EXTERNALLY



Externally boasting gardens to the front and rear, with off street parking at the rear of the property:

About The Area Lindley

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children. Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

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 youtub link.

Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is "C"

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

EPC"C"

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2406-6040-2409-2535>

RENTAL INFORMATION 2023

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.

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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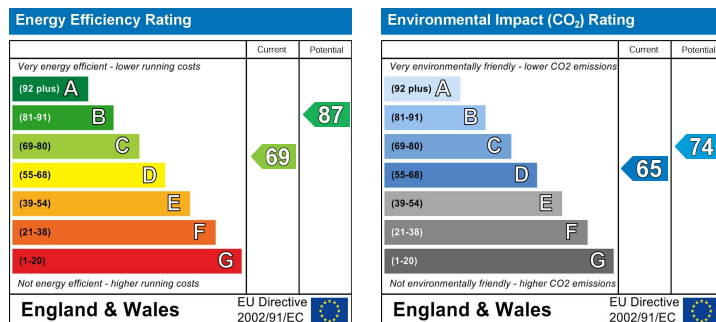
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HEALTH CHECK

This property has had a health check carried out, NEWLY carpet NEWLY decorated GOOD condition, NO condensation issues, PLEASE NOTE this property is in move in condition.

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.

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