



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

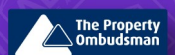


## 197 Blackmoorfoot Road, Huddersfield, HD4 5RL

**£595 Per Month**

\*LB\* Now Let by ADM Residential offer \*TO LET\* this large Two/Three bed roomed, inner stone built terraced property with outside space to front and rear. Situated in this popular area of Crosland Moor, located close to all village amenities, bus routes and FANTASTIC commuter links to the M62 Motorway. The property boasts gas central heating and double glazing throughout, accommodation briefly comprises of: entrance hallway, dining kitchen and spacious lounge. To the first floor: two double bedrooms, third room which is ideal for a study and a bathroom with three piece bathroom suite in white. To the second floor two further rooms. Externally offering enclosed flagged front garden with hard standing garden to rear. Viewings are by appointment only, give the office a call on 01484 644555 to arrange your appointment. \*VIRTUAL VIEWING AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
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## ENTRANCE DOOR

Upvc entrance door:

## ENTRANCE HALLWAY



Entrance hallway with staircase leading to the first floor landing, doors leading to:

## DINING KITCHEN



Spacious dining kitchen with Upvc window to the front aspect. Featuring a matching range of base and wall mounted units in Beech wood effect with chrome effect fittings, complementary laminate roll edged working surfaces and contrasting tiled splash backs. Incorporating stainless steel sink unit with drainer and twin taps, space for fridge freezer, automatic washing machine and cooker point. Finished with wood effect laminate flooring and double doors leading to:

## LOUNGE



A spacious lounge decorated in neutral colours with Upvc window to the rear elevation. Featuring a stone effect built in T.V stand and display shelves

with wood effect mantle, finished telephone point, T.V point, wall mounted lighting and gas central heated radiator. Door leading to:

## STAIRCASE TO THE FIRST FLOOR LANDING



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

## BEDROOM ONE



Good sized double bedroom with Upvc window to the front aspect. Featuring built in storage cupboards and wall mounted gas central heated radiator:

## BEDROOM TWO



Second good sized double bedroom with Upvc window to the rear aspect. Featuring built in storage cupboards and wall mounted gas central heated radiator:

## STUDY ROOM



A third room ideal for a study which houses the boiler with Upvc window to the front aspect:

## BATHROOM



A partly tiled three piece bathroom suite in white featuring chrome effect fittings and Upvc opaque window to the rear aspect, consisting of panelled bath with electric shower over and splash screen, hand wash pedestal basin, low level flush w/c. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring:

## STAIRCASE TO THE SECOND FLOOR LANDING



Staircase rises to the first floor:

## ATTIC ROOM



Useful attic room with Upvc window to the side aspect. Featuring exposed beams and wall mounted gas central heated radiator:

## ATTIC ROOM TWO



A second useful attic room with Upvc window to the side aspect. Featuring exposed beams and wall mounted gas central heated radiator:

## EXTERNALLY



Externally the property boasts a flagged garden to the front with flower bed and stone wall boundary. To the rear is a hard standing yard with with fenced and wall boundary:

## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway, 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 - [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 youtub link.

Please ask the agents for the detail.

## 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.

## Council Tax Bands

The council Tax Banding is "A"

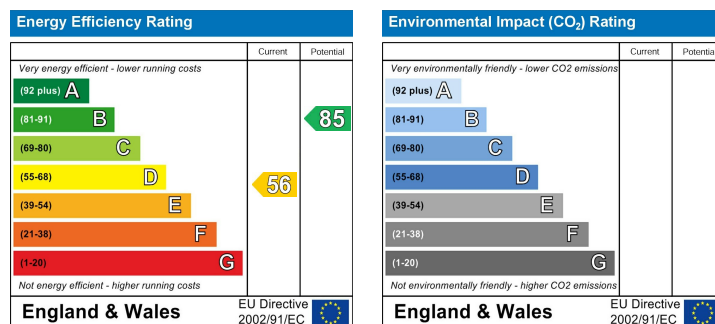
Please check the monthly amount on the Kirklees Council Tax Website

## EPC LINK

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0368-8047-7257-2560-1240>

## 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.