ADM ESTATE AGENTS

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275 Leymoor Road, Huddersfield, HD7 4QL

£895 Per Calendar Month

A Newly Decorated End terrace property with gardens to the front and rear, being set within this perfect area of Golcar, this charming location could be the perfect setting for your new home! This delightful end terrace house, built between 1920-1929, offers a cosy retreat with one reception room, dining kitchen and utility room, two bedrooms, and house bathroom. As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for relaxing after a long day. The reception room provides a versatile space to entertain guests or simply unwind with your favourite book. The two bedrooms offer comfortable accommodation, ideal for a couple, or even as a spacious home office. The bathroom provides convenience and functionality, ensuring your daily routines are a breeze. The end terrace position offers additional privacy and a sense of exclusivity, allowing you to enjoy your own outdoor space in peace. Located in Golcar, Huddersfield, you'll have access to a range of amenities, schools, and scenic walks, providing the perfect balance between convenience and tranquillity. Don't miss out on the opportunity to make this charming house on Leymoor Road your new home. Book a viewing today and step into a world of comfort, character, and endless possibilities!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
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The Property Ombudsman

ENTRANCE DOOR
An entrance uPVC door leads:

HALLWAY



Hallway with staircase leading to first floor landing with security alarm panel and finished with wall mounted gas central heated radiator:

UTILITY ROOM
Useful utility room with plumbing for an automatic washing machine and uPVC window to the side elevation:

LOUNGE WITH BAY 11'6" x 10'9" (3.51 x 3.28)





Well appointed modern lounge with a featured bay window to the front elevation, wood burner stove set on stone hearth, wall mounted gas central heated radiator:

DINING KITCHEN 11'10" x 9'4" (3.61 x 2.84)







Modern dining kitchen with uPVC window to the rear elevation. Featuring a modern fitted kitchen with High Gloss wall mounted units in White, inset stainless steel sink unit with drainer and mixer tap, tiled splash backs and newly fitted LED under unit lightning. Integral electric oven, four ring gas hob and stainless steel extractor hood over. Finished with Oak wood flooring, wall mounted gas central heated radiator and door leads to:

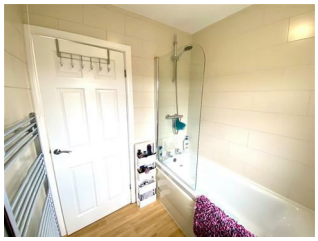
LOBBY
Inner lobby with door leading to rear garden:

FIRST FLOOR LANDING



To the first floor landing with uPVC window to the side aspect, doors leading to:

HOUSE BATHROOM 6'2" x 6'1" (1.88 x 1.85)





Recently fitted, partly tiled, modern bathroom with uPVC opaque window to the rear aspect and chrome effect fittings. Comprising of a three piece modern bathroom suite in white consisting of: panelled bath with shower over, hand wash basin and low level flush w/c. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring:

BEDROOM ONE 14'6" x 11'1" (4.42 x 3.38)




Primary double bedroom with twin uPVC windows to the front aspect, featuring built-in wardrobes to one wall and useful bulk head storage. Finished with wall mounted gas central heated radiator:

BEDROOM TWO 11'0"X8'7" (3.35X2.62)




Second double bedroom with uPVC window to rear aspect. Finished with built-in wardrobes and storage cupboards to one wall with wall mounted gas central heated radiator:

Council Tax Bands

The council Tax Banding is "A"
Please check the monthly amount on the Kirklees Council Tax Website.

EXTERNALLY




Externally the property offers a garden to the front with flower boarders and stone wall boundary with on street parking available. To the rear is an enclosed patio garden to rear with stone built out building for storage:

About The Area GOLCAR

Local schools in the Golcar area are as follows:

Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

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

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.

RENTAL INFORMATION 2024

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.

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EPC BAND "D"
https://find-energy-certificate.service.gov.uk/energy-certificate/2911-3110-9611-3147-8215

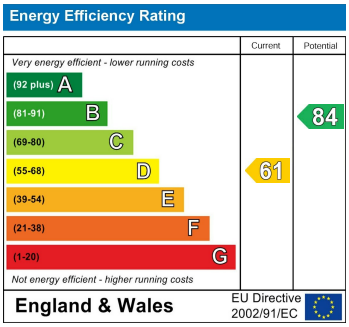


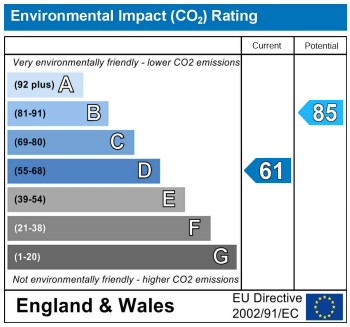






Energy Efficiency Graph





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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