



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 71 Lawrence Road, Huddersfield, HD1 4LW

**£925 Per Month**

**\*AVAILABLE END OF NOVEMBER\*** Welcome to this delightful, modern terraced property located on Lawrence Road in the sought-after area of Marsh, Huddersfield, ideally situated for HRI AND M62 ACCESS. Upon entering, you are greeted by a spacious lounge, separate w/c and a large modern dining/kitchen which is ideal for entertaining guests. This property boasts three cosy bedrooms, offering plenty of space for a small family or those in need of a home office. The four piece bathroom suite provides a convenient and comfortable space for your daily routines. Situated in a popular residential location, this house offers a sense of community and long-term tenants need only apply for this property. Don't miss the opportunity to make this house your home. Contact ADM Residential today to arrange your viewing! **\*VIEWING BY APPOINTMENT ONLY\***

Located in the vibrant community of Marsh, residents can enjoy easy access to local shops, schools, and parks, making it a desirable area for families and individuals alike. The surrounding neighbourhood is known for its friendly atmosphere and convenient transport links, providing easy access to Huddersfield town centre and beyond.

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, 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 DOOR

Entrance door leading to reception hall, stair case to first floor, gas central heating radiator, doors leading to

### ENTRANCE HALL



### W/C



Modern new fitted cloak room with two piece suite in white comprises of hand wash pedestal, and w/c, with heated towel rail.

### CELLAR

Useful keeping cellar, fitted alarm panel to one wall, power and light.

### LOUNGE 14'7" x 14'2" (4.45 x 4.32)



Beautifully presented modern lounge, with window to front elevation, featuring modern fire surround, inset gas fire, fitted wall light, gas central heated radiator.

### DINING KITCHEN 19'9" x 8'9" (6.02 x 2.67)



A very spacious dining kitchen with twin aspect windows to rear elevation, featuring a new fitted modern kitchen in Dove Grey with laminate working surfaces and tiled splash backs, inset stainless steel sink unit, an integrated dishwasher and space for a washer/ dryer, Door leading to rear garden:

### TO THE FIRST FLOOR LANDING



First floor landing doors leading to:

### LARGE HOUSE BATHROOM 8'11" x 8'1" (2.72 x 2.46)



Newly fitted four piece bathroom suite in white with window to rear elevation, featuring chrome effect fittings, comprises of: bath with mixer taps, separate shower cubicle, hand wash basin and w/c. Finished with Lino flooring, heated towel rail and blinds to one window.

### BEDROOM ONE 13'10" x 12'1" (4.22 x 3.68)



Good size double bedroom with window to front elevation, gas central heating radiator.

### BEDROOM TWO 11'7" x 9'1" (3.53 x 2.77)



Second double bedroom with window to rear elevation, gas central heating radiator.

### BEDROOM THREE 8'10" x 8'4" (2.69 x 2.54)



Third bedroom with window to front elevation, gas central heating radiator.

### EXTERNALLY



The property benefits from enclosed flagged frontage with hard standing garden to rear.

### 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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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](mailto:lettings@admresidential.co.uk)

### 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.

### **Council Tax Bands**

The council Tax Banding is "B"

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

### **EPC Link**

<https://find-energy-certificate.service.gov.uk/energy-certificate/4639-8424-4000-0086-5202>

### **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.

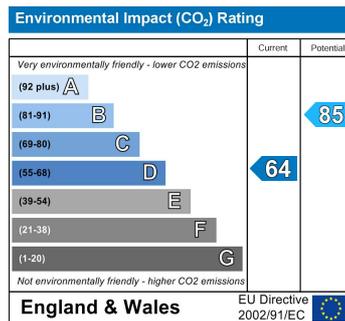
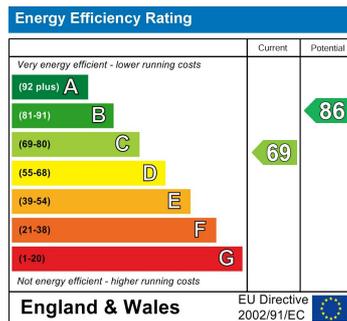
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.



### 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.