



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 2 Spring Grove, Huddersfield, HD7 5LT

**£795 Per Month**

ADM RESIDENTIAL are pleased to market \*FOR RENT\* Occupying this much sought after position of Slaithwaite \*\*PERFECT COSY HOME FOR A PROFESSIONAL TENANT\*\* \*\* MODERN DECOR\*\* This two bedroom, end cottage property located within this popular residential area, ideally situated close to all local village amenities, schools and bus routes, motorway networks and within a mile from Marsden. The property offers gas central heating system and double glazing throughout, briefly comprising of: entrance vestibule, hallway, spacious lounge, a modern breakfast kitchen and access to a keeping cellar. To the first floor landing: two bedrooms and a contemporary bathroom suite. Externally there is a small garden to the front aspect and on street parking off Manchester Road. Internal viewing is highly recommended! Call the agent on 01484 644555 to book your appointment today!

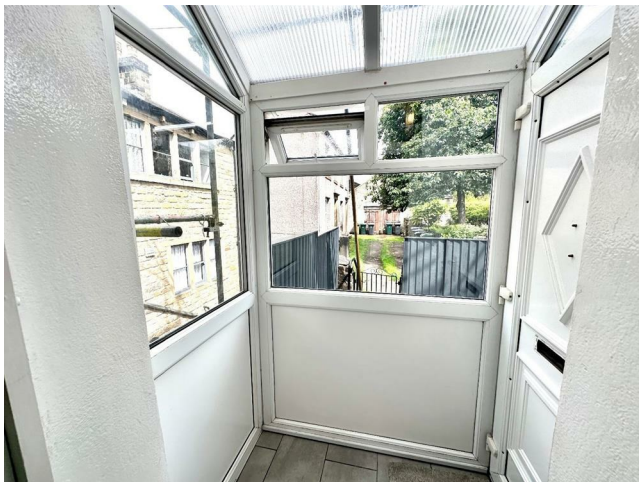
55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



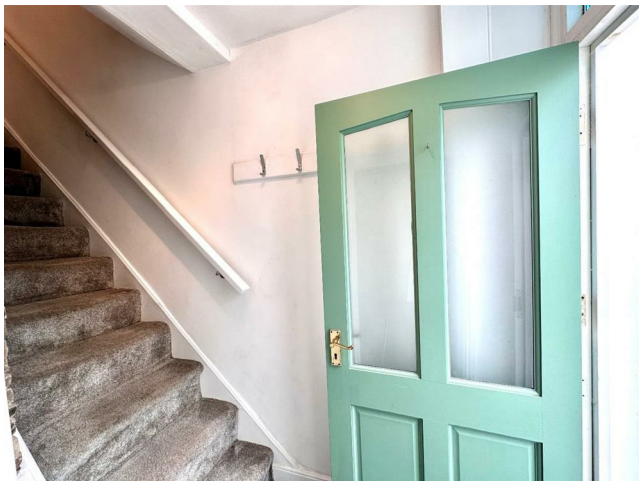


### UPVC Vestibule 4'4" x 3'9"



A welcoming vestibule with uPVC door leads to this useful space finished with tiled floors and door leads to:

### Hallway



Entrance hallway with staircase leading to first floor, door leading to:

### Modern Galley Kitchen 13'9 x 3'9 (4.19m x 0.91m`2.74m)



A modern fitted breakfast kitchen with uPVC

double glazed window to rear aspect, featuring a matching range of wall and base units in Grey Matt wood effect with satin chrome effect fittings with butcher block working surfaces/ affect, complimentary tiled splash backs and inset stainless steel sink with drainer and a mixer tap. There is an integral electric oven and electric hob with a filter extractor hood, plumbing is available for an automatic washing machine (previous tenant left one in situ.) Finished with a wooden breakfast bar and matching stools, a wall mounted gas central heated radiator and tiled flooring:

### Inner Lobby Leads To The Cellar

Window to the rear aspect, wall mounted housing for the newly fitted combi-boiler and door leads to the cellar:

### Cellar

A cellar for access to meters only:

### Lounge 12'4" x 10'4" (3.76m x 3.15m)



Well appointed lounge with uPVC windows to front elevation, exposed stone walls and original beam ceiling, electric coal effect fire, TV point and gas central heating radiator, door leading to: ( please note sofa can be negotiated)

### To The First Floor Landing



Staircase rises to the first floor landing:

### Recently Fitted Bathroom 7'3 x 6'8 (2.21m x 2.03m)



A fully tiled house bathroom with uPVC opaque window to the rear aspect, featuring a three piece bathroom suite in white with chrome effect fittings, consisting of: a P-shape panelled bath with mains fitted water fall shower over, splash screen, hand wash basin and low level flush W/C. Finished with wall mounted chrome heated towel rail and tiled flooring:

### Bedroom One 12'2" x 10'11" (3.71m x 3.33m)



Newly decorated, double bedroom with with uPVC double glazed window to the front aspect and gas central heating radiator:

### Bedroom Two 12'2" x 4'11"



Second single bedroom with a uPVC window to rear aspect and gas central heating radiator:

### Externally

Externally the property offers an enclosed, newly laid hard standing garden to the front of the property with on street parking via Manchester Road:

### 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: Nields Academy, Slaithwaite Junior & Infant School, Colne Valley High School, Cornfields Day Nursery Ltd

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

Mobile Number 07780446202

Email - [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

### **Council Tax Bands**

The council Tax Banding is " A"

### **RENTAL INFORMATION 2025**

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.

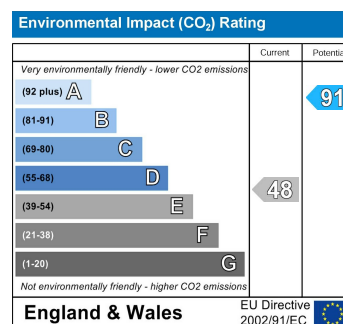
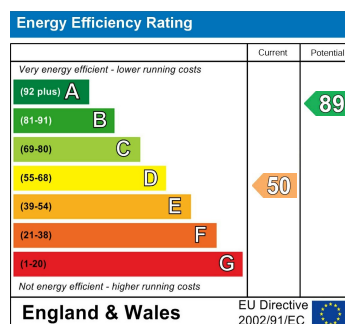
### **COPYRIGHT ADM PARTICULARS**

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.