



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



11 George Street, Huddersfield, HD3 4JD

£825 Per Month

LB Welcome to this charming Victorian terraced house located on George Street in the popular residential area of Milnsbridge, Huddersfield. Offering a newly decorated and newly carpeted interior that exudes warmth and character. The property boasts three generously sized bedrooms, with a fourth study/office space offering ample space for a family or those in need of a home office or guest rooms. One of the highlights of this property is the stunning views of the canal, providing a tranquil and scenic backdrop to your daily life. The spacious lounge is perfect for relaxing or entertaining guests, with plenty of room for comfortable seating and personal touches to make it your own. The dining kitchen is a delightful space where you can prepare and enjoy meals with loved ones, creating lasting memories in a welcoming environment.

Located in a sought-after area, this property offers a perfect blend of Victorian charm and modern convenience. Don't miss the opportunity to make this house your home and enjoy the best of what Milnsbridge has to offer. Contact ADM Residential to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
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ENTRANCE DOOR

Entrance uPVC door with featured stained glass double glazed panel:

ENTRANCE HALLWAY



Hallway with staircase leading to the first floor landing. Finished with wall mounted gas central heated radiator and door leading to:

LOUNGE



Newly decorated and carpeted lounge set to the front aspect with uPVC double glazed window. Feature wood fire surround with inset gas fire, tiled back and hearth. Finished with coved ceiling, T.V point, telephone point and wall mounted gas central heated radiator. Door leads to:

DINING KITCHEN 16'9" x 11'8" (5.11 x 3.56)



Newly decorated dining kitchen with uPVC double glazed window and door leading to the rear garden. Featuring a newly fitted, matching range of base and wall mounted units in High Gloss white with laminate working surfaces, mosaic style

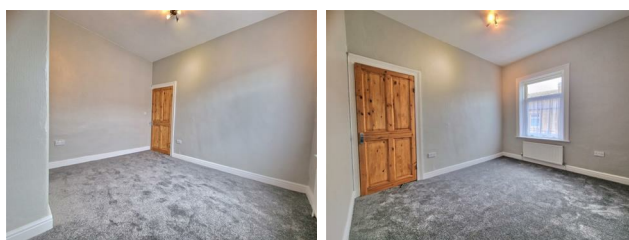
tiled splash back and inset stainless steel sink unit with drainer and mixer tap. Newly fitted integrated electric oven and hob with extractor hood over, plumbing for automatic washing machine and ample space for fridge freezer. The dining area features a fireplace with electric fire, built-in storage cupboards to both alcoves and ample space for a dining table and chairs. Finished with newly fitted vinyl flooring and door leading to the cellar:

STAIRS TO THE FIRST FLOOR LANDING



Staircase rises to the the first floor landing with doors leading to all rooms:

BEDROOM ONE 11'9" x 10'6" (3.58 x 3.20)



Newly decorated and carpeted double bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted gas central heated radiator:

BEDROOM TWO 11'8" x 10'6" (3.56 x 3.20)



Second double bedroom which has been newly decorated and newly carpeted with uPVC double glazed window overlooking the rear aspect with views of the canal. Featuring built in wardrobe and storage cupboards to one wall, finished with wall mounted gas central heated radiator:

BEDROOM THREE 10'1" x 8'0" (3.07 x 2.44)



Newly decorated and carpeted third bedroom with uPVC double glazed window to the front aspect. Featuring bulk head storage to one wall and finished with wall mounted gas central heated radiator:

OFFICE/STUDY 9'10" x 7'7" (3.00 x 2.31)



Newly decorated and carpeted office/study room with uPVC double glazed window overlooking the rear aspect with views of the canal. Featuring built

in wardrobe to one alcove and finished with wall mounted gas central heated radiator:

HOUSE BATHROOM



Modern fitted house bathroom briefly comprising of "P" shaped bath with chrome effect shower over, integrated oval shaped sink with chrome mixer tap and built in low level flush w/c. Finished with wall mounted mirror, wall mounted chrome heated towel rail, extractor fan and newly fitted vinyl flooring:

EXTERNALLY



Externally the property boasts on street parking to the front aspect. To the rear of the property there is a large patio area with newly laid astro turf and views from the waters edge across the canal. Finished with fenced boundaries, it makes the ideal space for making the most of the summer months:

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: Luck Lane, A SHARE Primary Academy, Huddersfield Grammar School & Nursery, Royds Hall, A SHARE Academy, Crow Lane Primary & Foundation Stage School, Oak Primary School

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2010-5307-9050-9309-4805>

Council Tax Bands

The council Tax Banding is "A"

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

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.

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.

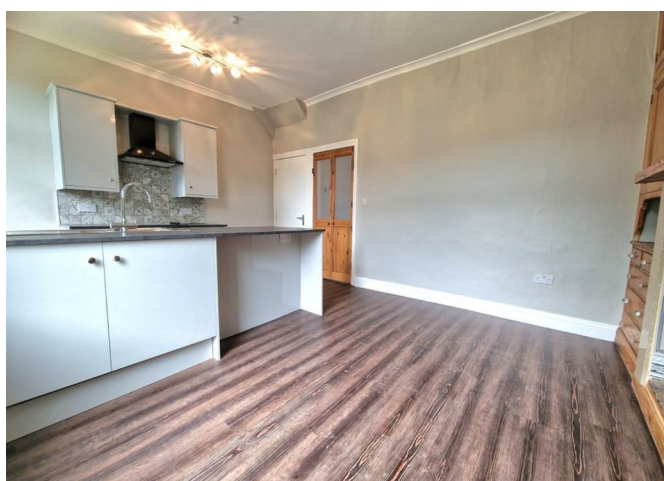
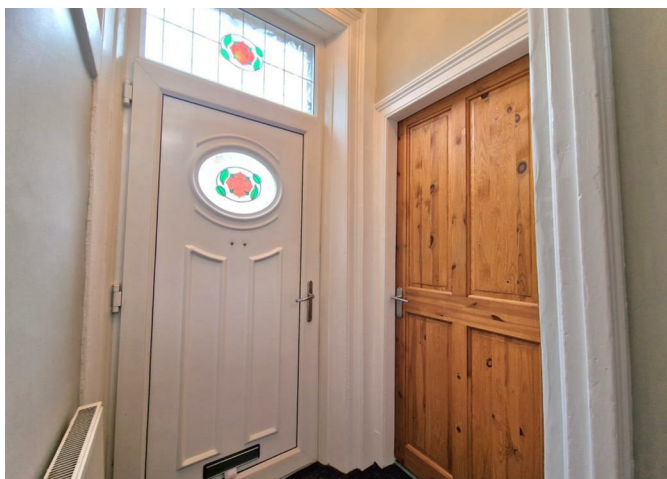
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

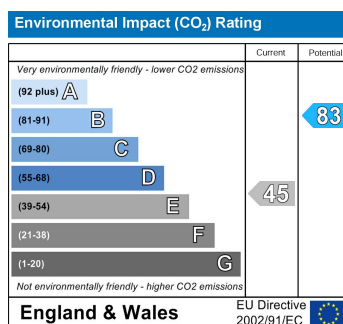
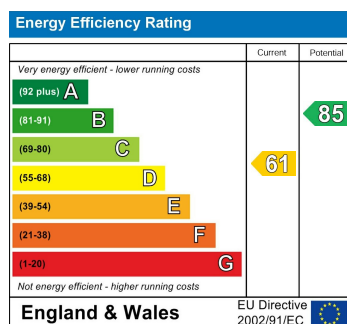
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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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