ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

68 Luck Lane, Huddersfield, HD1 4QX

£695 Per Month

UNDER APPLICATION **A PERFECT RENTAL FOR A PROFESSIONAL TENANT** "OFFERED FOR LET BY ADM RESIDENTIAL" This is a very well presented, re decorated and undergone a programs of updates, is this TWO" bedroom front terrace property with recently laid flagged patio garden. Situated in the much sought after location of Marsh, ideally placed for all local amenities, bus routes and easy access to the M62 motorways and local schools. The property boasts gas central heating and double glazing with open plan living kitchen, comprising of:- entrance composite door, hallway, spacious open plan lounge with fitted kitchen area. To the lower floor access to a cellar with two rooms. To the first floor landing, one double bedroom and recently updated modern house bathroom, staircase to a large loft bedroom with velux windows and under eaves storage. Externally, partly flagged garden to front elevation with on road parking. Please call the agent to arrange a viewing today on 01484 644555!

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

The Property Ombudsman

ENTRANCE DOOR

Entrance uPVC door leading to hallway, stairs leading to first floor landing, gas central heating radiator, door leading to:

OPEN PLAN LIVING ROOM WITH KITCHEN AREA: 16'1" x 15'1" (4.90 x 4.60)

Open-Plan living room with kitchen area:

LOUNGE AREA 16'1" x 15'1" (4.90 x 4.60)

A spacious lounge area with uPVC window to front elevation, featuring pine effect fire surround with tiled back and marble effect hearth, T.V. Point, telephone point, cable access and gas central heating radiator, door leading to:

KITCHEN AREA

Kitchen area, featuring base and wall units in White, with with chrome effect fittings. Inset stainless steel sink unit with mixer taps, newly tiled splash backs, integrated electric oven and four ring gas hob with stainless steel integrated hood over. Space for a fridge and freezer, finished with tiled effect vinyl flooring, door leading to:

ACCESS TO CELLAR 11'9" x 10'11" (3.58 x 3.33)

Staircase descending to lower ground floor, giving access to a cellar area: Plumbed for automatic washing machine is located at the top of the cellar:

TO THE FIRST FLOOR LANDING

To the first floor landing, doors leading to all rooms, access to the combi-boiler which is newly housed, access staircase to the loft:

HOUSE BATHROOM 8'6" x 5'7" (2.59 x 1.70)

Newly partly tiled, modern house bathroom with uPVC window to front elevation, this three-piece bathroom suite is in white with chrome effect fittings. Comprises of a panel bath with shower overhead and a shower curtain, hand wash pedestal basin and low level flush w/c. Finished with newly tiled flooring and gas central heated radiator:

BEDROOM ONE 15'1" x 12'2" (4.60 x 3.71)

A good sized double bedroom with uPVC window to front elevation, featuring ornamental fireplace, coved ceilings and gas central heating radiator:

STAIRCASE TO LOFT

Staircase leading to:

LOFT BEDROOM 19'1" x 9'11" (5.82 x 3.02)

Good sized, loft room with twin aspect Velux windows to front elevation, featuring gas central heating radiator and under eaves storage.

LOFT STORAGE 19'1" x 4'2" (5.82 x 1.27)

FURTHER STORAGE:

EXTERNALLY

The property benefits from partly flagged and

pebbled garden to front, with flagged paths, mature hedges and shrub's, on street parking to front:

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.

Council Tax Bands

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

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
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 2022

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

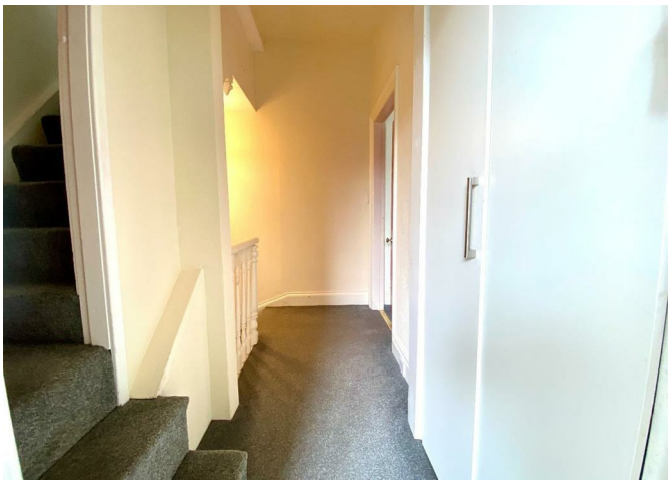
NON SMOKERS PERMITTED
Professional tenants only need apply due to the mortgage stipulations

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.

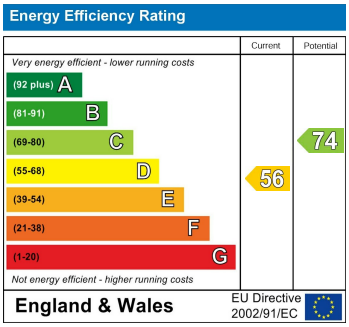
2- The property particulars do not constitute part or all of an offer or contract, you should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded, and other items that may affect the let.
3- The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these.

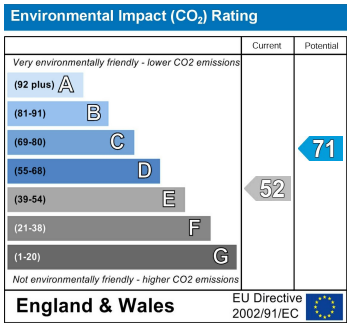
Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing:
Please contact the agent to arrange a viewing we expect a high demand for this property:

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.



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.