



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



5 John Street, Huddersfield, HD3 4NP

£400 Per Calendar Month

"OFFERED TO LET" Offered for let, is this rear stone built, terrace property, which has an open plan living/kitchen. Ideally located in this very popular residential area of Milnsbridge of Huddersfield, and set back from the main flow of traffic. Being central for all the village amenities, bus routes, local shops, and approx 1 mile from town centre. The Accommodation boasts gas central heating and double glazing, comprises of: entrance door, hallway, spacious lounge/kitchen, access to the cellar for meters only. To the first floor landing: one large bedroom having fitted wardrobes to one wall and a modern house bathroom. Externally shared garden area, off street parking. *VIRTUAL VIEWING AVAILABLE*

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



ENTRANCE HALLWAY

Entrance Upvc door leads onto the hallway, doors leading to:

OPEN PLAN LOUNGE/KITCHEN 15'1" x 12'5" (4.60 x 3.78)

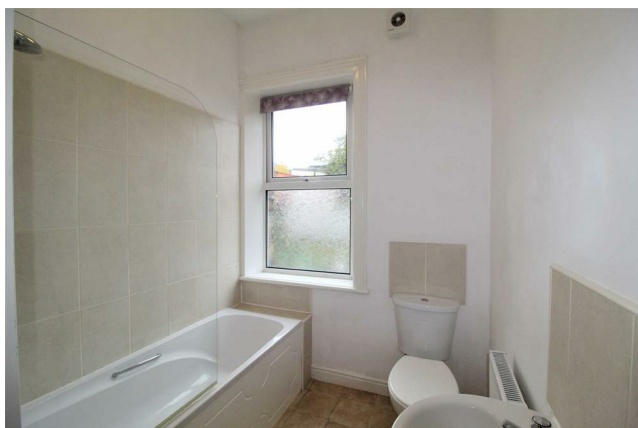


Good sized lounge/kitchen area neutral decor with UPVC double glazed windows to front elevation and gas central heating radiator. The kitchen area comprises of matching pine effect base and wall units with chrome effect fittings, complementary black vinyl roll edge work tops, Integrated electric cooker/hob, stainless steel sink with mixer tap, plumbed for washer finished vinyl flooring: .

FIRST FLOOR LANDING

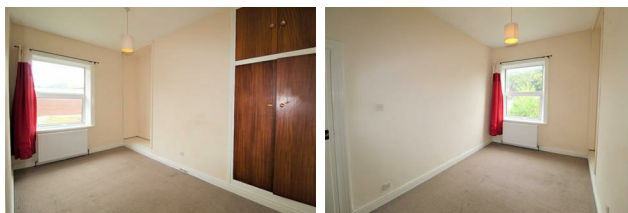
To the first floor landing:

MODERN BATHROOM 8'8" x 6'6" (2.64 x 1.98)



Good sized modern bathroom with uPVC window to rear elevation comprising of three piece white porcelain suite, pedestal hand wash basin, low level w.c and white bath/ shower with glass curved edge glass screen, gas central heating radiator finished with vinyl flooring :

BEDROOM ONE



Large bedroom with UPVC double glazed window to rear elevation, Gas central heating radiator and storage cupboard:

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 youtube link.

Please ask the agents for the detail.

RENTAL INFORMATION 2021

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.

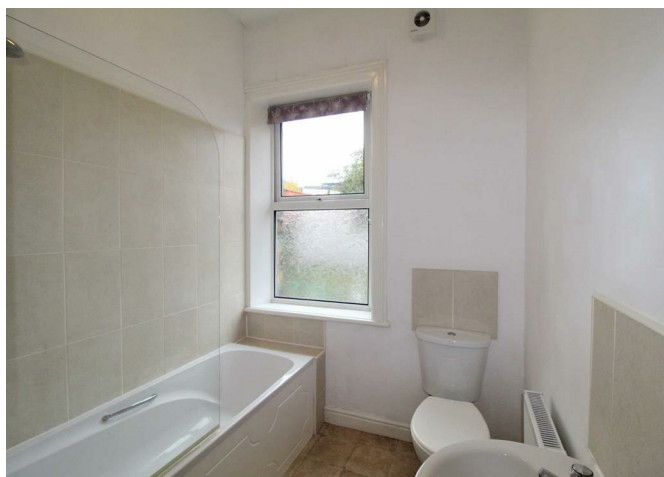
DISCLAIMER

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.

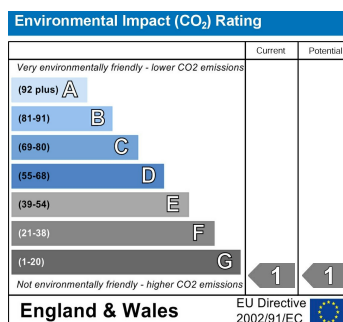
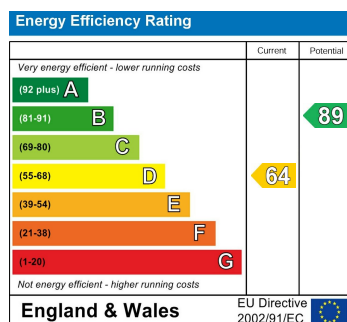
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.



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.