



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 6 Bargate, Huddersfield, HD7 5QW

**£550 Per Month**

**\*LET\*\*OFFERED TO RENT\*** Is this stunning **\*ONE BEDROOM\*** front terrace property, having recently under gone a programme of modernisation. Set within this Woodland aspect, off Manchester Road, ideally situated close to local amenities in the sought after village location of Linthwaite, Huddersfield. The property boasts newly fitted gas central heating, newly fitted double glazing and is beautifully decorated throughout, comprises of: entrance door leading to a good sized open plan lounge with feature fireplace, modern kitchen area with built-in oven and hob, space for fridge and plumbing for washing machine. Staircase leads to the first floor, modern house bathroom and a large double bedroom. Externally the property has a small flagged enclosed patio garden, on street parking is on Manchester Road. Viewing by appointment with the agent ADM Residential **\*VIRTUAL VIEWING AVAILABLE SOON\***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
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www.admresidential.co.uk



## ENTRANCE DOOR

Upvc recently fitted door leads to:

## OPEN PLAN LOUNGE/KITCHEN



Recently renovated to a high standard, open plan, lounge with modern kitchen area:

## LOUNGE AREA 17'5" x 14'3" (5.31 x 4.34)



A delightful, well appointed lounge area with uPVC window to front elevation. Featuring a red brick fireplace with a stone hearth, T.V. point, ceiling spot lighting, wall mounted gas central heated radiator and finished with recently laid flooring, staircase rises to the first floor:

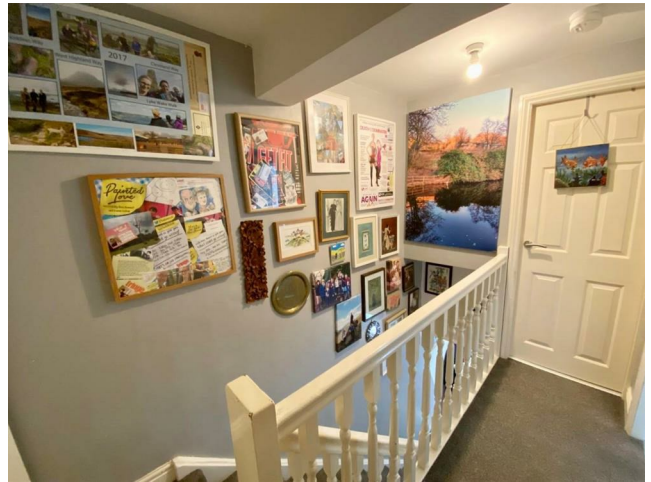
## KITCHEN AREA 14'3" x 14'9" (4.34 x 4.5)



Recently fitted kitchen area, featuring a matching range of shaker style base units in White with brushed chrome effect fittings, complimentary

laminated work surfaces, with matching tiled splash backs. Incorporating a stainless steel inset sink unit with mixer tap and drainer, plumbing for a washing machine, space for an under unit fridge, built-in electric oven and four ring electric hob. Finished with ceiling lights, smoke alarm, tiled flooring and gas central heating radiator:

## FIRST FLOOR LANDING 7'0" x 8'0" (2.13 x 2.44)



Spindle staircase gives access to the first floor landing with doors leading to:

## BEDROOM ONE 17'7" x 8'6" (5.36 x 2.59)



A large double bedroom with uPVC window to the front aspect, featuring Victorian ornamental fireplace, fitted cupboard to one wall, finished with twin gas central heating radiators, wall lighting, smoke alarm and recently laid flooring:

## MODERN BATHROOM 5'4" x 6'8" (1.63 x 2.03)



Recently fitted fully tiled, modern house bathroom with uPVC double glazed window to front elevation and chrome effect fittings. Featuring a three piece modern fitted bathroom suite in white, comprising of:- panelled bath with electric shower unit, hand wash pedestal and low level flush w/c. Finished with heated towel rail and tiled flooring:

## EXTERNALLY



The property offers a small flagged patio garden with stone boundary walling and fenced boundaries to the front aspect with woodland views: (Parking can be found off 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: 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 - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

## Council Tax Bands

The council Tax Banding is "A"

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

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0364-2826-7794-9291-7895>

## 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.

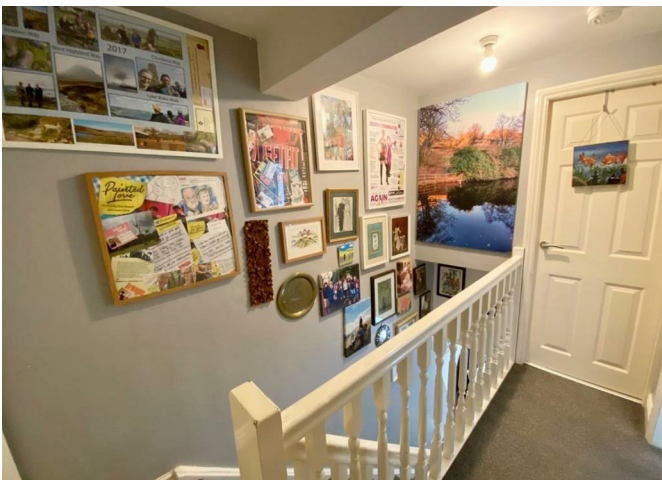
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

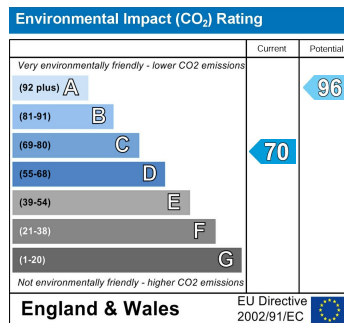
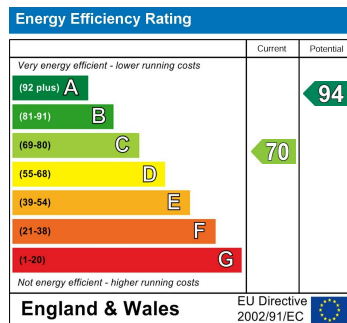
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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.

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