



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



832 Manchester Road, Huddersfield, HD4 5TB

£650 Per Month

****LB** * OPEN TO VIEW NOW* OFFERED TO LET BY ADM RESIDENTIAL*** this larger than average, "THREE" bedroomed, stone built, semi-detached property which is set over three floors, boasts views to the rear elevation. Ideally situated in this popular area of Milnsbridge and easy access to Linthwaite, being close to all local amenities, bus routes and schools, easy access to the M62 motorway Networks and Oldham. The property boasts double glazing and gas central heating system and recently decorated throughout, comprises:- entrance door leads to a reception hallway, modern lounge, large dining/kitchen with views to the rear. to the lower floor, staircase descends to a large utility room/second kitchen, a separate cloakroom/w/c, inner hallway leads to rear decked patio. To the first floor landing: a modern house bathroom and three bedrooms. To the second floor an attic bedroom with built-in units and velux. Externally the property has a small frontage which is flagged and to the rear a decked patio. On street parking to front aspect is also available. Viewings are highly recommended to appreciate what this property has on offer. Please call ADM Residential to arrange a viewing on 01484 644555.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

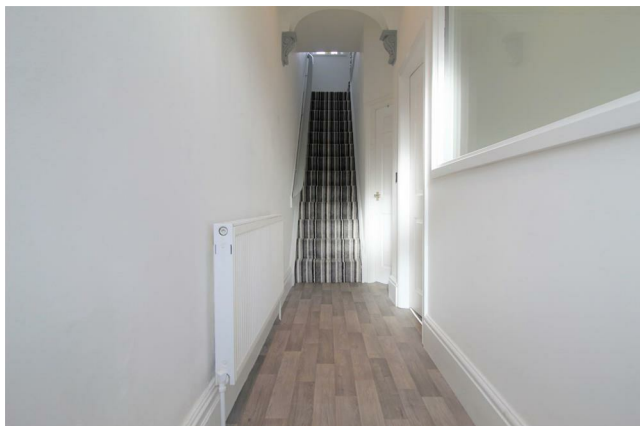
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

UPVC Entrance door leading to:

HALLWAY 14'9 x 3'5 (4.50m x 1.04m)



A reception hallway with access to all floors, a wall mounted gas central heated radiator, original coved ceilings, staircase rises to the first floor landing and doors leading to:

LOUNGE 13'2 x 11'8 (4.01m x 3.56m)



A beautifully decorated lounge with UPVC windows to the front aspect, Featuring modern fire surround with inset coal effect gas fire, coved ceiling, picture rail, T.V. point, Telephone point, wall mounted gas centre heated radiator:

DINING KITCHEN 13'5 x 12'3 (4.09m x 3.73m)



A large dining kitchen which is set to the rear elevation, Upvc window overlooks woodland views. Featuring a modern range of wall and base mounted units in beech wood effect with contrasting laminated working surfaces, tiled splash backs, incorporates a stainless steel sink unit with drainer and mixer tap. Built in electric oven with integral four ring gas hob and stainless steel extractor hood over. Finished with plumbing for washing machine, LED lights and a wall mounted gas central heating radiator. Door leads to the lower floor:

TO THE LOWER FLOOR

To the lower floor: uPVC window to the rear aspect, staircase descending to the lower floor:

SEPARATE W/C 6'9 x 5'9 (2.06m x 1.75m)



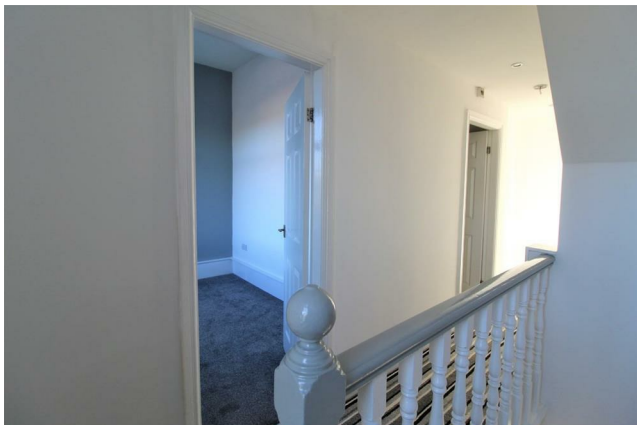
A useful partly tiles, separate cloakroom featuring a two piece suite in white with chrome effect fixings. Comprises of a hand wash pedestal basin and low level flush w/c, wall mounted extractor and gas central heated radiator:

SECOND KITCHEN/UTILITY ROOM 14'6 x 11'7 (4.42m x 3.53m)



A second large dining kitchen/utility room, featuring a modern range of wall and base mounted units in white gloss with contrasting laminated working surfaces, tiled splash backs, incorporates a stainless steel sink unit with drainer and mixer tap. There is plumbing available for a dishwasher, washing machine, space for a fridge/freezer, finished with LED lights and a wall mounted gas central heating radiator. A Upvc door leads to the rear decked patio:

TO THE FIRST FLOOR LANDING



To the first floor landing, Upvc window the rear aspect, doors leading to all rooms and staircase to:

HOUSE BATHROOM 9'5 x 5'5 (2.87m x 1.65m)



A fully tiled, modern fitted four piece bathroom suite in white with chrome effect fittings, comprising of :- shower cubical with mains fitted shower, a panelled bath, hand wash pedestal and a low level flush W/C, wall mounted extractor fan, shaver point and chrome heated towel rail, finished with vinyl flooring:

BEDROOM ONE 11'3 x 9'7 (3.43m x 2.92m)



A very well appointed, recently decorated, double bedroom with uPVC window to the front aspect, boasting wall mounted gas central heated radiator:

BEDROOM TWO 11'9 x 10'5 (3.58m x 3.18m)



A second double bedroom with uPVC windows to the rear aspect, boasting wall mounted gas central heated radiator:

FURTHER PHOTOS



Further Bedroom Photos

BEDROOM THREE 8'5 x 6'2 (2.57m x 1.88m)



A well appointed third bedroom with Upvc window to the front aspect, ample power points, wall mounted gas central heated radiator:

TO THE SECOND FLOOR AREA

Staircase leads to the attic space, which offers an abundance of natural light :

ATTIC SPACE 14'8 x 11'1 (4.47m x 3.38m)

This is a very well thought of attic space, which has built in bed unit or used as storage, velux window, ceiling spot lighting, there is also access to the under eaves, t.v.points and ample power points :

EXTERNALLY



The property offered flagged garden to the front aspect with stone wall boundaries, to the rear aspect a private decked patio and woodland views:

ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

The Huddersfield Narrow Canal runs through Milnsbridge close to the River Colne. A viaduct carries the trans-Pennine Huddersfield Rail way which runs through Milnsbridge which links Leeds and Manchester via Huddersfield. Milnsbridge spreads through Cowersley to Golcar, Longwood and Paddock.

The main primary school in Milnsbridge is Crow Lane and the main high schools around the area is Royds Hall High School, Salendine Nook and Colne Valley.

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town center. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary. The Huddersfield Narrow Canal runs through Milnsbridge close to the River Colne. A viaduct carries the trans-Pennine Huddersfield Rail

way which runs through Milnsbridge which links Leeds and Manchester via Huddersfield. Milnsbridge spreads through Cowersley to Golcar, Longwood and Paddock.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 " We Now Have Virtual Viewing Tours Due To Covid19" please ask the agent for one sending over to you by email.

Mobile Number 07780446202

Email - lettings@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "A"

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.

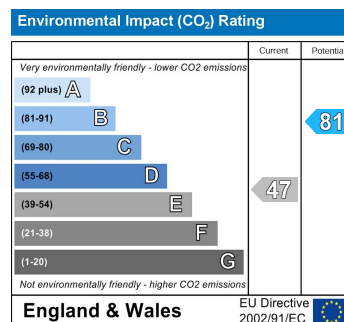
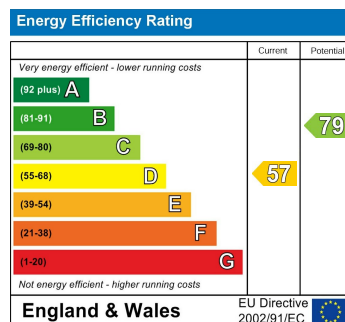
You must pass all referencing to proceed with the tenancy.

NEW EPC 2032

<https://find-energy-certificate.service.gov.uk/energy-certificate/0837-0429-5200-0954-3222>



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.