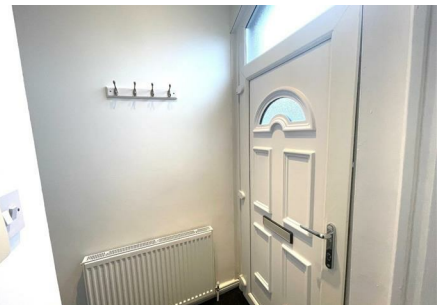




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 152 Armitage Road, Huddersfield, HD3 4JY

**£725 Per Month**

**\*UNDER APPLICATION\*** ADM RESIDENTIAL are please to market **\*FOR LET\*** this spacious **\*NEWLY DECORATED\*** and **\*NEWLY CARPETED\*** two bedroom stone built terrace property. Ideally situated in the village of Milnsbridge in Huddersfield, being close to all local amenities, bus routes and easy access to Huddersfield town centre and surrounding areas. This newly refurbished property boasts gas central heating and double glazing throughout, briefly comprising of:- entrance hallway, spacious lounge and newly fitted modern kitchen with access to the rear garden. To the first floor landing: two bedrooms and a newly fitted house bathroom. Externally the property offers a laid to lawn garden to the front with on street parking and a low maintenance garden to the rear. Viewing is highly recommended to appreciate this spacious property! Call ADM RESIDENTIAL on 01484 644555 to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### NEW ENTRANCE DOOR

Newly fitted dual colour uPVC entrance door leads to:

### HALLWAY



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

### LOUNGE 15'2 x 13'6 (4.62m x 4.11m)



Spacious lounge having been newly decorated and newly carpeted with uPVC double glazed window overlooking the front aspect. Featuring a marble effect fireplace and finished with a wall mounted gas central heated radiator and door leading to:

### KITCHEN 13'1 x 9'5 (3.99m x 2.87m)



Newly fitted modern kitchen with uPVC double glazed window and door leading to the rear garden. Featuring a matching range of base and wall mounted shaker-style units in charcoal with chrome effect fittings, marble effect laminate working surfaces and matching splashbacks with inset stainless still sink unit with drainer and mixer tap. Newly fitted integral electric oven and four ring electric hob with pull out extractor hood over. There is also plumbing for an automatic washing machine and finished with inset ceiling spotlighting, wall mounted gas central heated radiator and wood effect vinyl flooring:

### TO THE FIRST FLOOR



Staircase rises to the first floor split level landing with twin aspect uPVC double glazed windows overlooking the rear aspect and wall mounted gas central heated radiator. Doors lead to all rooms:

### HOUSE BATHROOM 7'3 x 7'2 (2.21m x 2.18m)



Partly panelled, newly fitted bathroom with uPVC double glazed opaque window to the front aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over and shower attachment with glass splash screen, hand wash pedestal basin and low level flush w/c. Finished with inset ceiling spotlighting and wood effect vinyl flooring:

### BEDROOM ONE 14'1 x 11'5 (4.29m x 3.48m)



Good sized double bedroom having been newly decorated and newly carpeted with uPVC double glazed window overlooking the front aspect. Finished with inset ceiling spotlighting and wall mounted gas central heated radiator:

### BEDROOM TWO 10'2 x 5'6 (3.10m x 1.68m)



Second bedroom having been newly decorated and newly carpeted with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property offers a laid to lawn garden to the front aspect with a paved path leading to the front door and on street parking (permit potentially required.) To the rear is an enclosed paved patio garden with fence and wall boundaries:

### 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: Crow Lane Primary & Foundation

Stage School, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Huddersfield Grammar School & Nursery

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 07780446202

Email - [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/0576-2829-6291-2170-0221>

### **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.

### **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.

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.

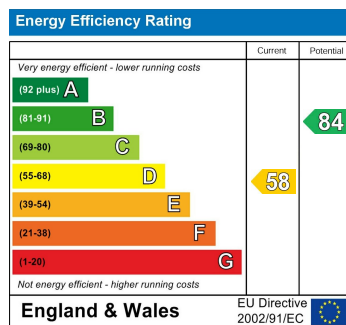
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph



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