

**38 South Street, Huddersfield, HD4 7JQ****£725 Per Month**

LET BY We are pleased to offer "FOR LET" this very well appointed, inner town house to the market. Having being setback off the main flow of traffic with off street parking leading to a detached garage. Situated in this highly regarded residential area of Netherton in Huddersfield. Ideally located close to all amenities within the village centre, bus routes and local schools on your door step, it makes an ideal rental for a professional tenant. The property benefits from uPVC double glazing and gas central heating and a separate water heater, briefly comprises of:- Entrance door which leads into the hallway, lounge with feature fire surround, modern kitchen is set to the front useful storage cupboard and uPVC patio doors. To the first floor landing there are two double bedrooms and modern family bathroom. Externally: well maintained gardens to front with lawned gardens to the rear off street parking via detached garage. Viewing is highly recommended to appreciate what this property has on offer! Call ADM Residential to arrange your viewing today on 01484 644555!

ENTRANCE DOOR

Entrance door leading to:

HALLWAY



Hallway with staircase giving access to the first floor landing, featuring a separate w/c, and doors leading to:

SEPARATE W/C



A very well appointed, separate cloakroom with w/c, featuring chrome effect fittings. Comprising of hand wash vanity and a low level W/C:

MODERN KITCHEN 9'1" x 7'8" (2.77 x 2.34)



This well appointed kitchen with uPVC window to front aspect, featuring a matching range of base

and wall units in beech wood effect with complimentary laminated working surfaces which also incorporates a stainless steel sink unit and mixer tap, laminated splash back rig, built-in electric oven and grill with a separate four ring electric hob and extractor hood over, space for under desk top fridge and freezer, plumbing for an automatic washing machine. Finished with vinyl flooring, door leading to :

LOUNGE 18'3" x 13'3" (5.56 x 4.04)

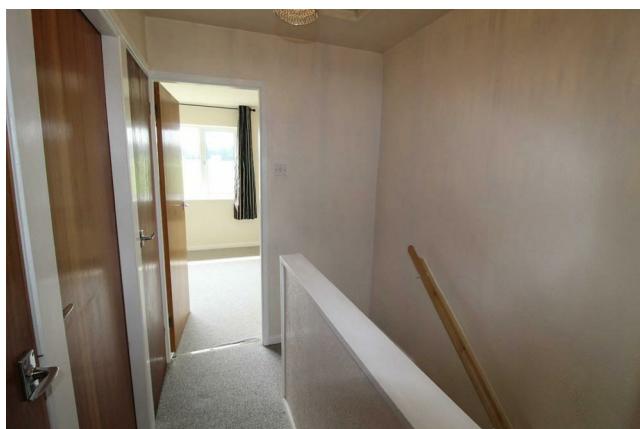


NEWLY DECORATED, This large 18ft lounge which is set to the rear aspect, boasting an abundance of natural light from the uPVC sliding patio doors that lead onto the rear patio garden. Featuring a modern Pine wood fire surround with inset marble effect back and hearth, inset electric fire. Finished with ceiling lights, T.v. Point, gas central heated radiator, door leading to storage cupboard:

STORAGE

Useful Storage Area:

TO THE FIRST FLOOR



To the first floor landing:

BEDROOM ONE 13'5" x 9'8" (4.09 x 2.95)



This double bedroom is decorated in neutral colours and is set to the front aspect with twin aspect uPVC windows over looking castle hill, featuring bulk head storage cupboard, wall mounted gas central heating radiator:

BEDROOM TWO 13'5" x 9'8" (4.09 x 2.95)



This double bedroom is decorated in neutral colours and is set to the rear aspect with uPVC windows over looking the rear gardens, wall mounted gas central heating radiator:

BATHROOM 8'7" x 6'7" (2.62 x 2.01)



A very well appointed, modern bathroom, featuring chrome effect fittings. Comprising of panelled bath with mixer shower attachment and splash screen, hand wash pedestal and a low level W/C, heated towel rail:

EXTERNALLY



Externally the property boasts well maintained gardens to front elevation with shrub boarders, path leading to front door. To the rear an enclosed lawned garden with patio area:

GARAGE



Single garage providing the off road parking for one car:

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.

Council Tax Bands

The council Tax Banding is "B"

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

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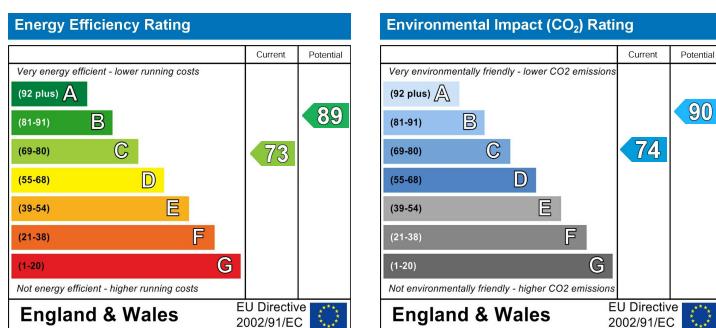
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EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/6820-9382-0053-3007-0793>



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.