ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

8 St. Annes Avenue, Huddersfield, HD3 3RU

£1,100 Per Month

UNDER APPLICATION This beautifully presented, family sized *SEMI-DETACHED* *THREE BEDROOM* property with fantastic conservatory, large driveway leading to a detached garage and very well maintained gardens. Situated in this extremely popular area of Ainley Top in Huddersfield and located on the fringe of the M62 Motorway networks, well-regarded schools and local village amenities. The property boasts gas central heating and double glazing throughout with security alarm system, offering spacious accommodation which briefly comprising of:- Side entrance door leading to the kitchen, reception hallway, well appointed lounge/dining room with spacious conservatory. To the first floor landing: three good sized bedrooms and a fully tiled house bathroom . Additionally there is an attic space which would be ideal for a home office/study. Externally there are well kept gardens to the front with a driveway leading to a single detached garage. To the rear is a well maintained garden which also benefits from a decked gazebo. Internal viewing is highly recommended *BY APPOINTMENT ONLY* Telephone the Agent ADM Residential on to arrange your appointment! *LONG TERM LET NEED ONLY APPLY*

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The Property Ombudsman

ENTRANCE SIDE DOOR

UPVC side entrance door with double glazed feature glass panel leads to:

KITCHEN

Well appointed kitchen with uPVC double glazed window overlooking the conservatory. Featuring a matching range of base and wall mounted units in solid Ash wood with chrome effect fittings, laminate working surfaces, tiled splashbacks and inset resin sink unit with drainer and mixer tap. Integral electric oven with four ring gas hob and pull out extractor hood over. Additionally there is an integrated fridge freezer and plumbing for an automatic washing machine. Finished with tiled effect vinyl flooring and door leading to:

HALLWAY

Reception hallway with uPVC entrance door and staircase ascending to the first floor landing, finished with wall mounted double panelled gas central heating radiator and doors leading to:

LOUNGE/DINING AREA

Neutrally decorated and well appointed lounge/dining area with uPVC double glazed window overlooking the front garden. Featuring wood fire surround, inset coal effect electric fire with marble effect back and hearth. Finished with picture rail, twin aspect wall mounted lighting, T.V point, telephone point and wall mounted double panelled gas central heated radiator. UPVC patio doors lead to:

CONSERVATORY

A fantastic addition to this property is this spacious conservatory with uPVC doors leading onto the rear garden and uPVC double glazed windows to the rear and side aspects. Finished with wall mounted double panelled gas central heated radiator and oak wood panel flooring:

TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing with uPVC double glazed window to the side aspect. Featuring access to the loft space via pull down ladders and doors leading to all rooms:

HOUSE BATHROOM

A fully tiled house bathroom with uPVC opaque double glazed window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprising of: panelled bath with hot and cold taps and added newly fitted shower over bath with new splash

screen, a hand wash pedestal basin and a low level w/c. Finished with extractor fan and tiled flooring:

BEDROOM ONE

Generously sized primary bedroom with uPVC window overlooking the front elevation, finished with wall mounted double panelled gas central heating radiator:

BEDROOM TWO

A second double bedroom with uPVC windows to the rear aspect, finished with wall mounted double panelled gas central heating radiator:

BEDROOM THREE

Third bedroom with uPVC double glazed window to the front aspect. Featuring a built-in raised single bed with storage space underneath and fitted storage cupboards above with inset spotlights. Finished with wall mounted double panelled gas central heated radiator:

ATTIC SPACE

A superb addition is the attic space, accessed via pulldown ladders, offering ample space for a home office or study. Featuring a uPVC velux window to the rear aspect and built-in storage shelves. Finished with inset ceiling spotlighting and wall mounted double panelled gas central heated radiator:

EXTERNALLY

Externally the property offers a well maintained garden to the front aspect with driveway to the side elevation providing ample off road parking which leads to a single attached garage with up and over door. To the rear is an enclosed, well maintained garden with mature shrubs and paved paths with a decked path leading to a decked gazebo - perfect for entertaining guests. A truly ideal space to enjoy the summer months:

DETACHED GARAGE

A pre-sectioned garage with up and over door:

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: Salendine Nook High School Academy, The Mount School & Nursery, Moorlands Primary School, Huddersfield Grammar School & Nursery

Conveniently located close to Jn24 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- or our office mobile on Mobile Number
Email - lettings@admresidential.co.uk

EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/5200-8290-0822-3502-3353

Council Tax Bands

The council Tax Banding is "B"
Please check the monthly amount on the Kirklees Council Tax Website.

RENTAL INFORMATION 2026

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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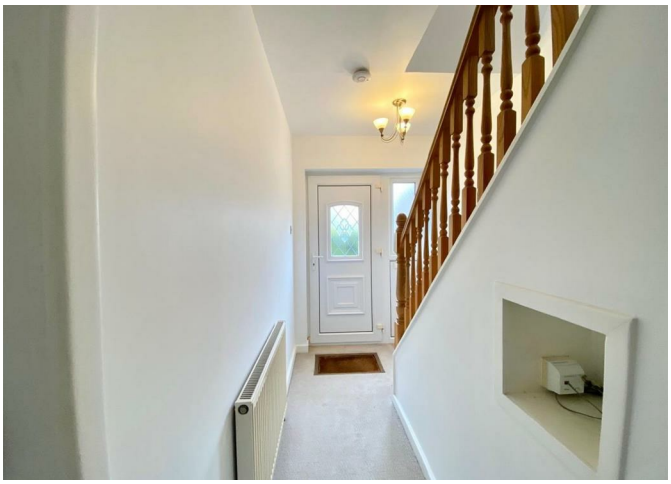
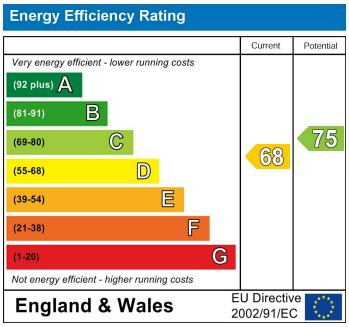
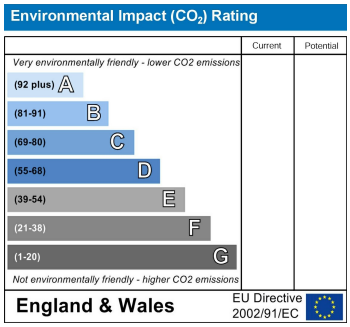


Energy Efficiency Graph





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