ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

51 Miry Lane, Huddersfield, HD9 7SB

£650 Per Month

AVAILABLE FROM 22ND DECEMBER 2025 UNDER DWELLING COTTAGE WITH A LARGE OPEN PLAN LIVING/DINING KITCHEN ENJOYING SOME SUPERB LONG DISTANCE VIEWS AND ALSO HAS THE ADVANTAGE OF A GARAGE. Set back from the main flow of traffic Miry Lane, this is private position with some view across the valley. The property boasts gas central heating and briefly comprises, entrance door, leads to an open plan lounge with inglenook fire place and a kitchen area with dining space. To the first floor is an open plan large double bedroom with views across the hillside, modern fitted bathroom with three piece bathroom suite in white. Externally is a well maintained garden and a detached garage close by. Please contact the office on 01484 644555 to book your viewing appointment!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk

The Property Ombudsman

ENTRANCE DOOR
Entrance door leading to:

OPEN PLAN LIVING

A stunning open plan living/kitchen

LOUNGE WITH INGLE NOOK FIRE 17'6" x 15'0" (5.33 x 4.57)

This lounge is set to the front elevation, with windows over looking the views of the front aspect. Featuring exposed stone wall, Ingle nook fireplace with an electric fire, beamed ceilings, gas central heated radiator and staircase leading to:

KITCHEN AREA

A well appointed modern kitchen which is set to the rear of the room, single glazed window with a tiled window sill to the side elevation. Featuring a matching range of base and wall mounted units in High Gloss White with chrome effect fitting, contracting tiles splash backs, stainless steel sink unit with drainer and mixer tap, an electric oven with ceramic hob and stainless steel extractor hood over, space for a fridge freezer. Beneath the stairs is a useful cupboard with plumbing for a washing machine. Finished with vinyl flooring and offers adequate space for a dining table.

STAIRCASE TO THE FIRST FLOOR LANDING
Staircase rises to the first floor landing with doors leading to:

PRIMARY BEDROOM 18'10" x 13'2" (5.74 x 4.01)

Leading from the open staircase to this, open plan master bedroom with dual aspect front and side windows. The bedroom enjoys a stunning view from its elevated position to the front accept. This characterful double room features a n exposed chimney breast, incorporating stone fireplace and

decorative cast iron insert with stone flagged hearth. Storage cupboard housing the boiler for the gas fired central heating system, stripped beams and finished with original floor boards and two gas central heated radiators: spindle balustrade:

EN-SUITE BATHROOM 7'6" x 6'3" (2.29 x 1.91)

A larger than average en-suite bathroom with a three piece bathroom suite in white, comprising of a double ended panelled bath, Grohe design wall mounted shower unit, hand wash pedestal basin and a low level flush w/c. Finished with chrome towel radiator and original wood flooring:

EXTERNALLY

Set back from Miry Lane is this delightful charming property which also benefits from its own detached garage. The house itself is positioned at the end of the row terrace properties, timber gated access, leading onto a low maintenance garden.

There is also gravelled seating patio with a barbeque area, outside toilet requiring some work but would be useful for additional work shop space:

GARAGE

A single detached garage with up and over door:

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

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/0320-2703-3410-2094-5205

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.

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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Floor Plan

Energy Efficiency Graph

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