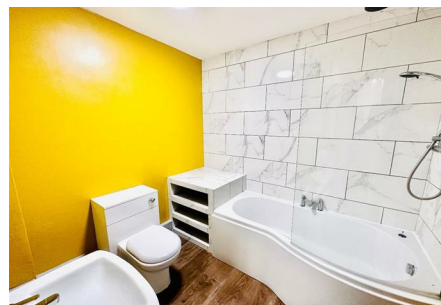




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



1 Knowl Bank, Huddersfield, HD7 4BJ

£950 Per Month

"OFFERED TO RENT" *POPULAR RESIDENTIAL LOCATION OF GOLCAR* *** This Topsy Turvy Four Bedroomed Quirky Property*** is well presented, newly decorated, double fronted end terrace property converted from The Old Boarding School. Set in this highly regarded area of Golcar, Huddersfield situated close to all village amenities, bus routes, highly regarded schools, with easy access to Huddersfield Town centre and the M62 network. Boasting gas central heating and double glazing throughout, the property briefly comprises:- Entrance hallway leading to three good sized bedrooms, the house bathroom and useful under stairs utility area. To the first floor: Open plan living space with spacious lounge, modern kitchen and access to the fourth bedroom. Externally there is a shale garden to the front aspect with paved paths and off road parking available. Viewings are highly recommended! Contact ADM Residential on 01484 644555 to arrange your viewing today! *SUITABLE FOR A SMALL FAMILY OR COUPLE OCCUPANCY WITH SPACE TO WORK FROM HOME*

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



ENTRANCE DOOR

UPVC door leads to:

HALLWAY



Entrance hallway with staircase leading to the first floor. Finished with wall mounted gas central heated radiator and wood effect laminate flooring. Doors leading to:

BEDROOM TWO



Good sized, newly decorated double bedroom with twin aspect uPVC double glazed windows to the side aspect. Finished with gas central heated radiator:

BEDROOM THREE



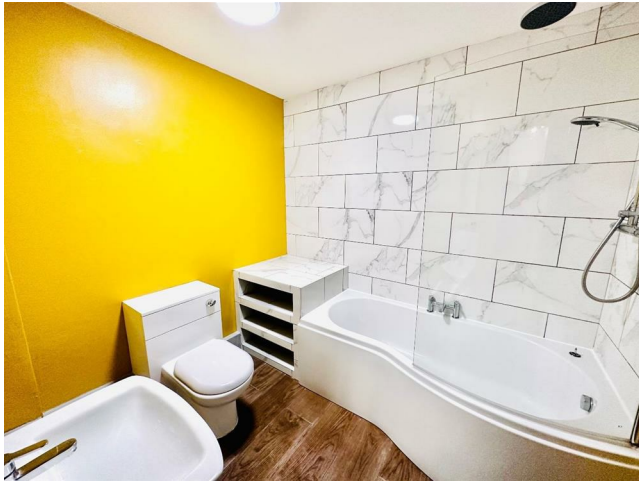
Second, newly decorated double bedroom with triple aspect uPVC double glazed windows to the front and side aspects. Finished with wall mounted gas central heated radiator:

BEDROOM FOUR



Third, newly decorated bedroom with uPVC double glazed to the front aspect. Finished with gas central heated radiator:

BATHROOM



Contemporary, partly tiled house bathroom with ceiling mounted extractor fan. Featuring a three piece suite in white with chrome effect fittings, comprises of: P-shaped panelled bath with mains fitted shower over and splash screen, hand wash pedestal basin and incorporated low level flush w/c. Finished with wall mounted gas central heated radiator and wood effect laminate flooring:

UNDERSTAIRS STORAGE/UTILITY AREA

Under stairs plumbing for automatic washing machine and space for a condenser dryer:

TO THE FIRST FLOOR

Staircase rises to the first floor landing:

OPEN PLAN LIVING



Spacious, open plan living space with characterful beams to the ceilings, uPVC double glazed

windows and velux windows to the front and side aspects:

KITCHEN AREA



Modern kitchen featuring a matching range of base and wall mounted units in Off White with black effect fittings, contrasting wood effect laminate working surfaces and complimentary tiled splashbacks. Incorporating a resin sink unit with drainer and mixer tap, integral electric oven and four ring hob with stainless steel extractor hood over. There is also a slimline dishwasher. Finished with wood effect vinyl flooring:

LOUNGE AREA



Spacious, newly decorated lounge area with uPVC windows overlooking the front and side aspect. Finished with wall mounted gas central heated radiator:

BEDROOM ONE



Good sized, newly decorated double bedroom with twin aspect uPVC windows overlooking the front aspect. Finished with wall mounted gas central heated radiator:

EXTERNALLY

Externally the property boasts a shale garden to the front aspect with paved paths, fenced boundaries and lovely views across the Colne Valley. Off-road parking space available:

About The Area GOLCAR

Local schools in the Golcar area are as follows: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

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 YouTube link.

Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is "B"

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2080-8314-8040-8309-0891>

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.

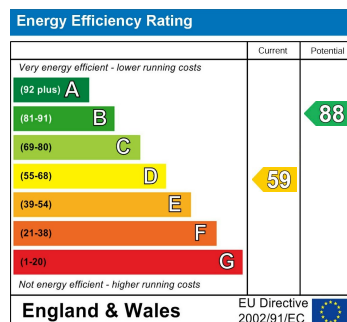
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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.