



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

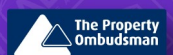


21 Broomfield Terrace, Huddersfield, HD1 4QE

£500 Per Month

ATTENTION* *AVAILABLE TO LET Is this delightful, one bedroom, end of terrace property with patio garden area and on street parking, set back from the main flow of traffic. Being located in this very popular residential area of Marsh of Huddersfield, central for all village amenities, bus routes and approx 1 mile from Huddersfield town center. Accommodation boasts double glazing, gas central heating and a security alarm system, comprises of: entrance door leading to modern lounge with feature fireplace, modern kitchen with integral fridge, breakfast bar and matching stools there is also a storage room off. To the first floor landing, one large double bedroom and modern bathroom with shower over bath. Externally is a flagged, shared area to front with parking, to the rear flagged patio garden. Please Call ADM Residential today on 01484 644555 to book an appointment ***VIRTUAL VIEWING AVAILABLE SOON*** ***RENT £500.00*** ***BOND £575.00***

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ENTRANCE DOOR

Entrance door leads into the lounge:

MODERN LOUNGE 12'6" x 12'4" (3.81 x 3.76)



Good sized lounge with uPVC window to the front aspect, featuring a modern fire surround with electric fire. Finished with coved ceiling, T.V point, wall mounted gas central heated radiator and laminate wood effect flooring, door leading to:

KITCHEN 8'9" x 6'3" (2.67 x 1.91)

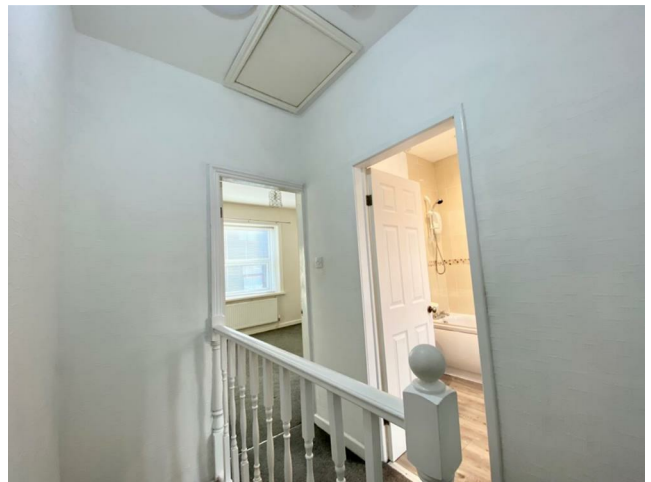


Modern fitted kitchen with uPVC window to the rear aspect, comprises of a matching range of base and wall units in White with chrome effect fittings, contrasting laminate working surfaces, inset stainless steel sink unit and mixer tap. Integrated electric oven and electric hob with extractor hood over and space for a fridge freezer. Finished with inset ceiling spotlighting, wall mounted gas central heated radiator and uPVC door leading to the rear aspect:

STORAGE AREA

Useful storage room:

STAIRS TO FIRST FLOOR



Staircase leading from lounge to the first floor landing. Finished with wall mounted gas central heated radiator and doors leading to:

HOUSE BATHROOM

Partly tiled, modern three piece bathroom suite in white with opaque uPVC window to the rear aspect, comprising of panelled bath with electric shower over, hand wash basin with mixer tap and low flush w/c. Finished with housing for the combi-boiler, wall mounted gas central heated radiator and vinyl effect flooring:

BEDROOM ONE 10'2" x 11'4" (3.10 x 3.45)

Spacious double bedroom with uPVC window to the front aspect, finished with wall mounted gas central heated radiator:

EXTERNALLY



Flagged area to the front elevation with on street parking. To the rear is a flagged patio area:

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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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 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.

EPC 2023

<https://find-energy-certificate.service.gov.uk/energy-certificate/1100-4387-3002-0008-8202>

Council Tax Bands

The council Tax Banding is "A"

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

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.

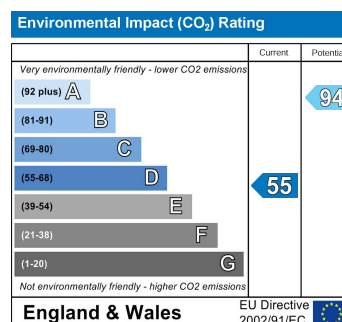
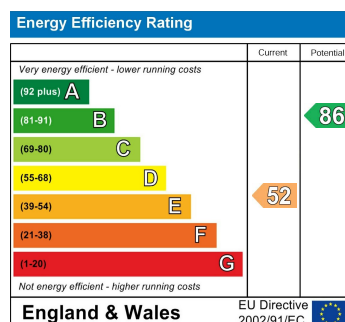
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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.

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