



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



8 Weatherhill Crescent, Huddersfield, HD3 3QZ

£925 Per Month

This beautifully presented *SEMI-DETACHED* *TWO DOUBLE BEDROOM* property with conservatory, large driveway leading to a detached garage and very well maintained gardens. Situated in this extremely popular area of Lindley of Huddersfield and located close to the M62 Motorway networks, well-regarded schools and local village amenities such as Grocers & Convenience stores and Bistros. The property boasts gas central heating and double glazing throughout with security alarm system, offering spacious family sized accommodation which briefly comprising of:- Entrance door leading to reception hallway, spacious lounge/dining room with conservatory and a kitchen. To the first floor landing: two good sized bedrooms and a fitted modern house bathroom. To the exterior is a well kept garden to the front and rear aspect with a driveway leading to a single detached garage. Internal viewing is highly recommended *BY APPOINTMENT ONLY* Telephone the Agent ADM Residential on 01484 644555 to arrange your appointment! *LONG TERM LET NEED ONLY APPLY*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk

www.admresidential.co.uk



ENTRANCE DOOR

A uPVC entrance door leads to:

HALLWAY



Reception hallway with staircase ascending to the first floor landing, finished with gas central heating radiator and doors leading to:

UNDER STAIRS STORAGE

A useful under stairs storage cupboard with access to the gas combi-boiler, fuse box, gas meter:

LOUNGE/DINING ROOM 20'9 x 11'6



Newly decorated lounge/dining room with Upvc window to the front aspect featuring stone fire surround with newly fitted inset coal effect electric fire set on a stone hearth. Finished with coved ceiling, T.v.point and wall mounted gas central heated radiator:

CONSERVATORY 10'3 x 8'10 (3.12m x 2.69m)



A delightful addition to this property is this well appointed conservatory with uPVC doors leading onto the patio garden, finished with fitted wood effect laminate flooring:

KITCHEN



A well appointed kitchen with a UPVC window to the rear aspect. Featuring a matching range of modern base and wall mounted units in Beech wood effect with complimentary laminated working surfaces, inset resin sink with mixer taps and splash backs. Integral four ring gas hob and electric single oven with extractor hood over. Plumbing for automatic washing machine, fridge freezer with useful storage over. Finished with under unit spot lighting, vinyl effect flooring and door leading to the side aspect:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with Upvc window to the side elevation, doors leading to all rooms:

HOUSE BATHROOM 6'45 x 5'5 (1.83m x 1.65m)



A fully tiled house bathroom with Upvc opaque window to the rear aspect. Featuring a three piece, modern bathroom suite with chrome effect fittings, comprising of: panelled bath with splash screen and mains fitted shower over, a vanity hand wash pedestal basin with a low level w/c. Finished with ceiling spotlights, extractor fan, contrasting vinyl flooring and wall mounted chrome heated towel rail:

BEDROOM ONE 17'6 x 8'6 (5.33m x 2.59m)



Generously sized double bedroom with twin aspect Upvc windows to front elevation, having been newly decorated, built-in storage cupboards to one alcove and a wall mounted gas central heating radiator: (Furniture included is double wardrobe and a matching bedside cabinets)

BEDROOM TWO 10'5 x 9'9 (3.18m x 2.97m)



A second double bedroom with uPVC windows to the rear aspect, having been newly decorated with wall mounted gas central heating radiator (Furniture included is a pine wood wardrobe and a matching bedside cabinet)

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 flowers, feature stone flagged patios and a paved paths. A truly ideal space for the summer months to enjoy the garden setting:

DETACHED GARAGE

A pre-sectioned garage with up and over door and access to a side door: (new roof to be fitted within 7-8 weeks)

RENTAL INFORMATION 2020

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.

About The Area Lindley

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and

restaurants al Club, the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children. Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

EPC "D"

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0466-2819-6677-9497-2825>

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.

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.

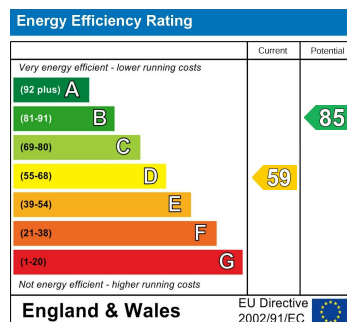
Council Tax Bands

The council Tax Banding is "B "

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



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.