



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



16 New Hey Road, Huddersfield, HD3 4AH

£550 Per Calendar Month

****LB**** We are pleased to offer To Let this TWO BEDROOM terrace property in the desirable location of Marsh, being close to all local village amenities, central bus routes to Huddersfield town centre, access to good schools and the Motorway Networks only a short drive. This recently renovated property which boasts gas central heating, double glazing, newly fitted kitchen and bathroom. Briefly comprising of: entrance lobby, open plan lounge with ingle nook feature fire surround, modern kitchen with integrated oven and hob, a useful store hatch leading to the lower floor with plumbing for an automatic washing machine. To the first floor: two beautifully decorated bedrooms and modern bathroom with new three piece bathroom suite in white. Externally: flagged area to the rear with off street parking also set to the rear: "NONE SMOKERS & NO PETS ALLOWED DUE TO LANDLORD ALLERGIES" ****WOULD SUIT SINGLE OCCUPANCY****

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Entrance Door:

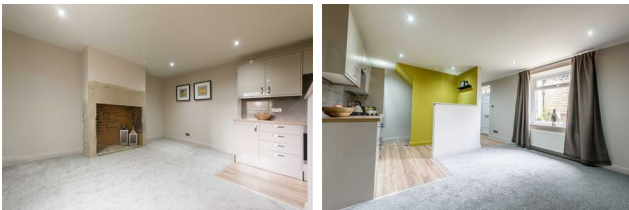


Entrance Door leading to :

Lobby

A well appointed lobby area with staircase leading to the first floor, finished with laminated effect floor flooring:

Lounge (Open Plan) 15'8" x 13'10" (4.78 x 4.22)



A truly beautifully appointed 15ft lounge with inglenook fire place as the main focal point. Boasting uPVC window to the rear elevation, inset ceiling spit lighting, gas central heating radiator, T.V. Point and finished with new fitted carpets:

Kitchen (Open Plan) 7'10" x 9'1" (2.39 x 2.77)



Beautifully designed open plan kitchen with newly fitted soft close units in High Gloss, contrasting laminated work surfaces with satin chrome effect fixings and tiled splash backs. Electric four ring glass hob and electric oven, extractor hood over,

inset stainless steel sink unit with drainer and chrome effect mixer tap, Finished with laminated wood flooring, ceiling spot lighting and a hatch to:

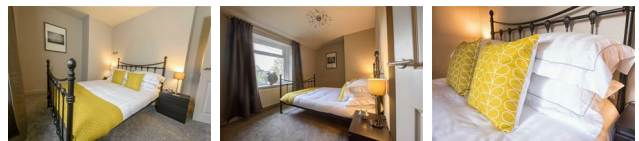
Hatch Leading to Cellar

A useful hatch give access to the basement where there is plumbing for an automatic washing machine:

To First Floor Landing:

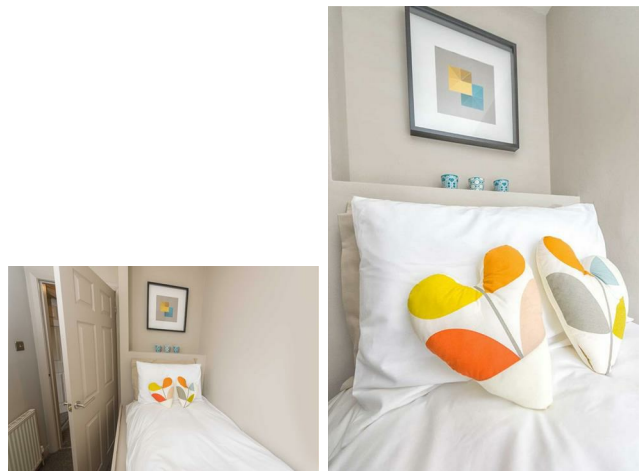
First Floor Landing leading to:

Bedroom One 12'0" x 8'11" (3.66 x 2.72)



A well appointed double bedroom with uPVC window to the rear elevation, beautifully decorated to a high spec, gas central heated, finished with new carpet flooring:

Bedroom Two 5'6" x 7'2" (1.68 x 2.18)



This second bedroom has been utilised very well for the space, boasting a fitted bed with under storage, gas central heating radiator and a uPVC double glazed window to rear elevation:

Large House Bathroom 5'6" x 12'1" (1.68 x 3.68)



Lavishly styled bathroom comprising of:- panel bath with shower over and splash screen, pedestal hand wash basin and a low level W.C. Finished with newly fitted flooring, chrome heated towel rail and a fitted extractor fan:

Externally

Externally the property is set to the rear of New Hey Road, Marsh, having a flagged area to the rear with road parking space:

RENTAL INFORMATION 2023

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.

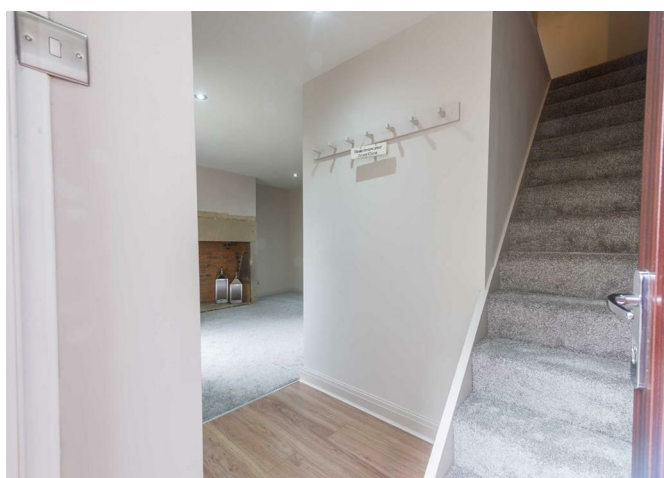
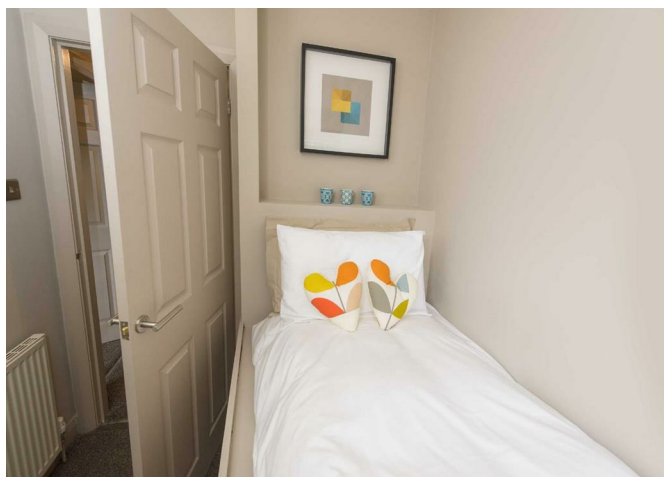
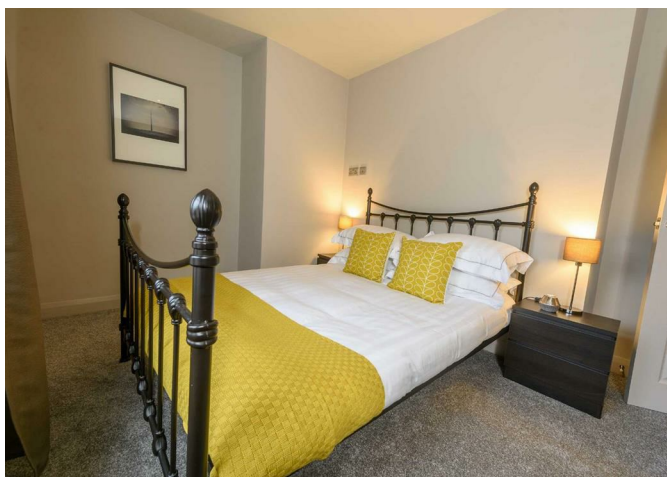
You must pass all referencing to proceed with the tenancy.

Additional Information

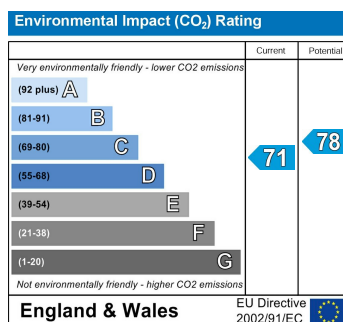
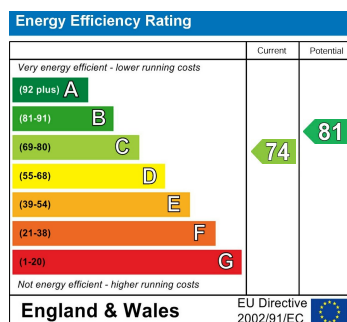
Schools Close by are, Mount junior and infant school, Huddersfield New College. Shops near by: Tesco Express, Maloneys Gym, Play world Huddersfield, Elenor Rose Bridal Shop, Marsh Post Office and many more.

Some of the most frequent and reliable bus services in Huddersfield. (371/372)

Local Amenities are minutes away, very close to buss routes, M62 access under a 1mile away:



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.