



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



88 Trinity Street, Huddersfield, HD1 4DS

£650 Per Calendar Month

LB A STONE BUILT- THREE DOUBLE BEDROOMED TERRACE PROPERTY OFFERED TO RENT AT £695.00PCM **A WELL DESIGNED PROPERTY** *SOME WHITE GOODS INCLUDED* We at ADM Residential have on offer this newly renovated, well appointed rear stone built terrace property. Offering good sized accommodation set over three floors. This would be an ideal let for a professional family looking for long term basis. The property is situated in the popular residential area of Huddersfield HD1 close to local amenities, Green Head Park, Green Head College and the National Business College, a short walk to the Town Centre and the University. Briefly comprising of:- an entrance hallway, dining/kitchen, newly decorated large lounge with feature fire place. To the first floor there are two bedrooms and a modern house shower room. To the second floor a large attic bedroom with its own separate w/c., The property boasting gas central heated and double glazing. Externally there are a private garden set to the rear with patio and Astros tufted seating area. On street parking to the front. Available soon is our virtual viewing and all appointments are with the agent. Please telephone our office for details.

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

Entrance rear door leading to the large dining kitchen:

Kitchen/Dining Room 18'3" x 9'10" (5.56 x 3.00)



A stunning, well appointed modern fitted kitchen with uPVC windows to the rear elevation over looking the patio garden. Comprising of a matching range of High Gloss units in white with contrasting laminated working surfaces, tiled splash backs, stainless steel sink unit and mixer tap. A five ring gas hob and electric double oven, matching Onyx glass extractor hood over. Finishing with chrome effect fittings, vinyl flooring, gas central heating radiator: (Dining table and chairs & white goods i.e Fridge/freezer)

Lounge 15'2" x 12'10" (4.62 x 3.91)



A newly decorated modern lounge with a uPVC window to rear elevation over looking the patio garden, featuring a modern fire surround with inset electric chrome effect fire, gas central heated radiator: (Please note sofas can be purchased in the let or removed)

Hallway

Inner hallway with stairs leading to the first floor landing, doors leading to:

To First Floor

To the first floor landing there is access to two bedrooms and the bathroom:

House Shower Room



A modern house shower room finished with neutral decor, comprising of large double shower cubical with shower unit, pedestal hand wash basin with mixer tap, low level w.c . Finished with wall mounted mirror, glass shelf and free standing soap tray:

Bedroom One



A well appointed double bedroom with uPVC window to rear elevation, gas central heated radiator: (PLEASE NOTE Furnishing such as the bed and wardrobes can be purchased)

Bedroom Two



A well appointed second double bedroom with uPVC window to rear elevation, gas central heated radiator: (furniture can be purchased)

To The Second Floor

To the second floor landing leading to a separate ww/c and bedroom:

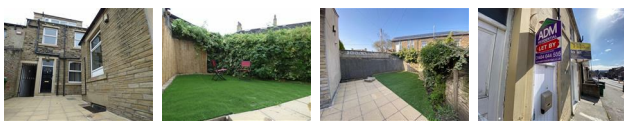
Bedroom Three 12'9" x 12'2" (3.89 x 3.71)

A well appointed third double bedroom with uPVC window to rear elevation, wall mounted gas central heated radiator: (furniture can be purchased)

W/c

A separate w/c with modern two piece suit in white, consisting of a hand wash pedestal and low level flush w/c.

Externally



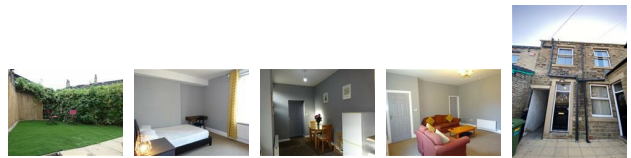
Having a private flagged garden to the rear with large flagged patio, Astro turf area: perfect for the summer months:

Further Information



All white goods included, Professional Tenants required for a long term let:

Further Photos:



Please see a selection of extra photos:

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.

RENTAL INFORMATION 2021

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:

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.

E P C L I N K : - <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8800-3485-3029-2307-8733>

Council Tax Bands

The council Tax Banding is "A"

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

ABOUT THE VIEWINGS

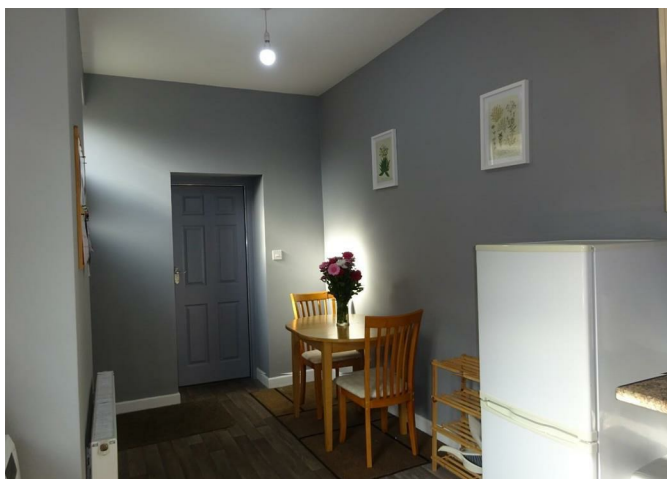
Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

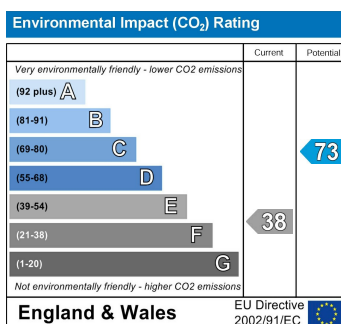
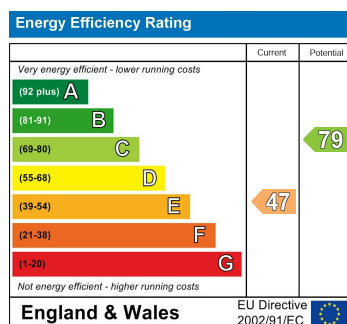
Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.



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.