ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

11 Stanley Place, Huddersfield, HD7 4AF

£750 Per Month

LB "ATTENTION" NOT TO BE MISSED, IS THIS CHARMING TWO BEDROOM COTTAGE WITH STUNNING VIEWS NOW OFFERED TO LET" would suite a professional tenant, non smoker, non pets, recently decorated through out, this stunning property offers tranquil panoramic views of the Valley. Situated in this much sought after location of Golcar. (Ideally positioned for local walks, scenic surroundings). The property boasts fitted security alarm, double glazing and gas central heating throughout. Comprises of: Entrance hall, lounge with featured fire surround and built in cupboards, cottage style breakfast kitchen. To the first floor landing: having two bedrooms and three piece victorian style bathroom suite in white. Externally: Property has picturesque views overlooking the country side at this tranquil setting, on street parking to the top of Scar Lane. Call ADM Residential now to arrange a viewing today:

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

The Property Ombudsman

ENTRANCE

Entrance Door which leads to hallway, wall mounted gas central heated radiator, staircase leading to first floor and door leading to :-

LOUNGE 13'0" x 12'2" max (3.96 x 3.72 max)

A spacious lounge, newly decorated with original featured fireplace and inset living flame coal effect fire. Useful fitted cupboards to one alcove, gas central heated radiator. Double glazed windows to front elevation boasting panoramic views of the valleys finished with carpeted flooring with door leading to:-

COTTAGE KITCHEN 12'4" x 5'9" (3.76 x 1.74)

A cottage style fitted kitchen with windows to rear elevation, featuring a matching range of base and wall units in white with complimentary wooden working surfaces, ceramic sink unit and tiled splash back's. Integral gas hob and electric oven with a stainless steel extractor hood over. White good included area :- Washing machine, fridge freezer, gas central heating radiator finished with vinyl flooring, door leading to rear:

FIRST FLOOR LANDING

First floor landing, useful loft storage (e.g. Fully boarded loft space with power points, phone points and a window) doors leading to:

BEDROOM ONE 12'1" x 8'6" (3.68 x 2.59)

Double bedroom featuring gas central heating, built in storage cupboards, coved ceilings, window to front elevation with beautiful views finished with carpeted flooring:-

BEDROOM TWO 12'6" x 9'8" (3.82 x 2.95)

Good sized second bedroom with window to front elevation overlooking picturesque views, gas central heating, coved ceilings finished carpeted flooring:-

BATHROOM

Victorian style bathroom suite with window to rear elevation, featuring a three piece suit in white comprising of:- Bath with shower attachment over, splash screen, hand wash basin and w/c, chrome effect fittings. Gas central heating radiator finished with wood effect vinyl flooring.

EXTERNALLY

Externally having small frontage with amazing views over the hillside, shared access to the rear:

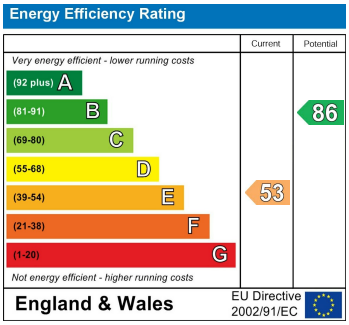
Rental Information

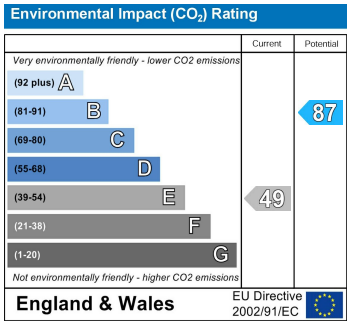
Non Smokers, No Pets
Council Tax Band: A
Bond held with the TDS

FURTHER PHOTOS

A selection of photos:

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.