



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 9 Mount Road, Huddersfield, HD1 4LX

**£600 Per Month**

\*LB\* \*OFFERED TO LET BY ADM RESIDENTIAL\* \*\*NEW TO MARKET IS IS TWO BEDROOMED END TOWN HOUSE\*\* This NEWLY decorated and fully carpeted, modern property is set within this popular area of Marsh in Huddersfield. Ideally suited to the professional couple couple or small family, situated closed to all village amenities, bus routes, local school and located within 1/4 of a mile from Huddersfield town center. Boasting gas central heating system, uPVC double glazing with newly fitted carpets throughout. The accommodation comprises: entrance door, modern spacious lounge, breakfast kitchen which leads to a conservatory, To the first floor landing a large double bedroom with storage area and a house bathroom. To the second floor an attic bedroom with velux windows. Externally: there is a low maintenance garden to front elevation with driveway to the side. To the rear and enclosed partly flagged and decked patio garden. " DO NOT MISS OUT ON THIS LET" Telephone our office on to arrange a viewing today.

For further information please ask the agent for details:

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

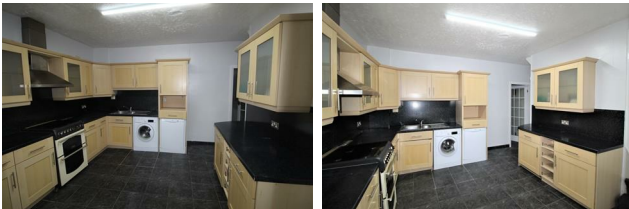
Entrance door, leading to :

## LOUNGE 14'1 x 13'6 (4.29m x 4.11m)



A delightful very well appointed lounge with a PVCu double glazed square bay window to front aspect, featuring a modern fire surround with inset gas fire, telephone point, gas central heated radiator, doors leading to:-

## DINING KITCHEN 12'1 x 10'2 (3.68m x 3.10m)



Having a PVCu double glazed patio doors to rear aspect and leads to the conservatory, Featuring a matching range of attractive contemporary style wall and base units with laminated working surfaces, matching splash backs, inset stainless steel sink unit with single drainer, cooker point, stainless steel extractor hood over:

## CONSERVATORY 10'1 x 9'10 (3.07m x 3.00m)



A Welcomed addition to this property is a conservatory set to the rear aspect, patio doors leading to the rear garden:

## TO THE FIRST FLOOR



To the first floor landing: under stairs storage cupboard and open aspect to:-

## BATHROOM 9'10 x 8'11 (3.00m x 2.72m)



A partly tiled house bathroom with chrome effect fittings, comprises of a four piece bathroom suite in white, consisting of a bath with mixer taps, shower cubical, vanity unit with wash hand basin and a low level flush w/c. Finished with wall mounted radiator, PVCu double glazed window to rear aspect and vinyl floorings:

## BEDROOM ONE 14'1 x 10'8 (4.29m x 3.25m)



A double bedroom with uPVC window to the front elevation, finished with ceiling spot lighting and wall mounted radiator:

### STORAGE ROOM

A useful storage room, with newly re painted walls and new fitted carpets:

### TO THE SECOND FLOOR ATTIC ROOM



### ATTIC ROOM 12'8 x 10'1 (3.86m x 3.07m)



Attic room with velux windows and ceiling spot lighting, under eaves storage, open staircase leading to the lower floor:

### RENTAL INFO:

NO FEES for the referencing due to the Tenant fee Act 2019

PROFESSIONAL TENANTS, NON SMOKERS AND SORRY NO PETS PERMITTED.

PLEASE NOTE HOLDING DEPOSIT REQUIRED of ONE WEEKS RENT FOR APPLICATION STAGE

Security Deposit /Bond is required three days before check in.

You must pass all referencing to proceed.

Professional tenants required, perfect for the Hospital or university :

Council Tax "A"

Full referencing/ credit checks/employers refs/ Landlords Refs/ ect.

Please contact the agent to arrange a viewing

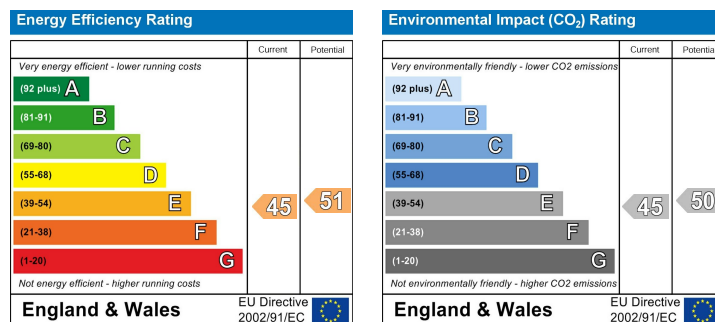
0 1 4 8 4 6 4 4 5 5 5 or email us at [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

### EXTERNALLY

There is off road parking to the front aspect, hard standing area with paved area to side, enclosed gated rear garden with decked garden area, a out door shed

## Floor Plan

### 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.