



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



63 Scar Lane, Huddersfield, HD3 4PW

£575 Per Month

LB *UNDER APPLICATION* An ideal rental for long term, professional tenants looking to move into a fully renovated TWO BEDROOM terrace property in the location of Milnsbridge. This through terrace property is offered " For Let" with landscaped garden set to the rear and on street parking to the front. This stone built property is situated in a convenient position for easy access to all local village amenities, bus routes and local schools. The property boasts gas central heating with newly fitted radiators and Upvc double glazed windows. Briefly comprises:- Entrance door, reception hallway, lounge with Inglenook fire place, newly fitted kitchen, useful under stairs storage with housing for the combi-boiler. To the first floor landing having two bedrooms and a modern house bathroom. Externally the property has a garden to the rear with gated access. Viewings are highly recommended to appreciate the property on offer. Call the ADM Residential team today on 01484 644555 or a virtual viewing link is available!

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



ENTRANCE DOOR

Newly fitted entrance door leading to:

HALLWAY 14.51" x 3.97" x 2.69"
(4.27m.15.54m x 0.91m.29.57m x
0.61m.21.03m)



Entrance reception hallway with a staircase rising to the first floor landing, door leads to:

LOUNGE 10.86" x 13.81" x 9.59"
(3.05m.26.21m x 3.96m.24.69m x
2.74m.17.98m)



Newly renovated lounge with Upvc window to the front aspect, featuring an exposed Inglenook fire surround with inset electric fire, T.V.point, wall mounted lighting, wall mounted gas central heated featured radiator, sliding door with featured iron mongering and access to:

KITCHEN 8'7" x 7'8" (2.62 x 2.34)

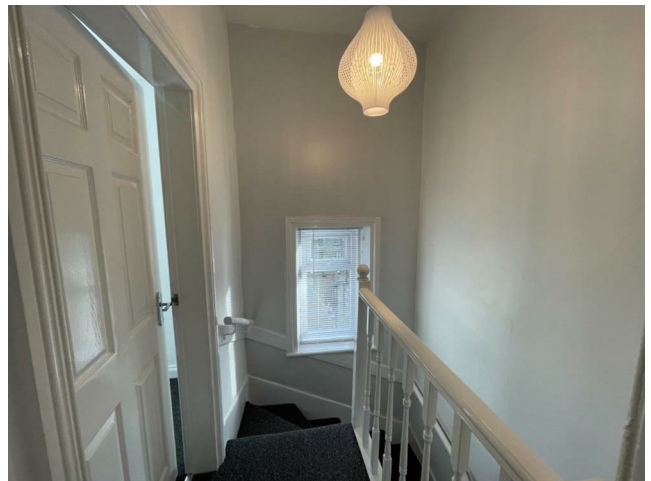


A newly fitted modern kitchen with uPVC double glazed window to the rear aspect and a uPVC door leading to the flagged patio. Featuring a matching range of base and wall mounted units in white Gloss with contrasting laminated working surfaces, inset resin sink unit with drainer and mixer tap with complimentary tiled splash backs. Integrated electric oven with four ring gas hob and black extractor hood over. Space for under counter fridge or a freezer and plumbing for a washing machine. Finished with gas central heated radiator, laminate effect flooring and door leading:

STORAGE

Access to an under stairs storage area with Upvc window to the rear elevation:

TO THE FIRST FLOOR LANDING 10.82" x 3.24"
(3.05m.24.99m x 0.91m.7.32m)



To the first floor landing having Upvc window to rear aspect, doors leading to all rooms:

HOUSE BATHROOM 8.21" x 5.56"
(2.44m.6.40m x 1.52m.17.07m)



Partly tiled, modern house bathroom comprising of a three piece bathroom suite in white with chrome effect fittings. Consisting of: panelled bath with mains fitted shower over and splash screen, hand wash pedestal and low level flush W/C. Finished with wood effect vinyl flooring:

BEDROOM ONE 10.68" x 13.85" x 7.93" x 5.24"
(3.05m.20.73m x 3.96m.25.91m x 2.13m.28.35m x 1.52m)



A large double bedroom with double glazed window to the front elevation, featuring fitted units to one wall and gas central heated radiator:

BEDROOM TWO/OFFICE 7.09" x 6.82"
(2.13m.2.74m x 1.83m.24.99m)



A second single bedroom with Upvc double glazed window to the rear aspect over looking the garden, finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally the property offers enclosed pebbled garden with paved path, artificial grass and fenced boundaries to the rear. On street parking to the front:

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:

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.

Council Tax Band

Council Tax Band "A"

RENTAL INFORMATION 2020

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

NON SMOKERS & NO PETS 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.

ABOUT THE VIEWINGS

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

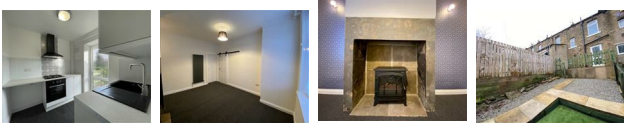
Tel-01484 644555 or our office mobile on Mobile Number 07780446202

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

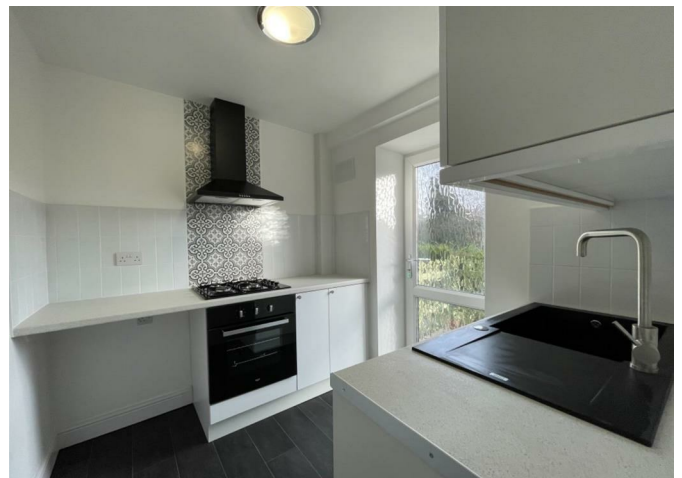
We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

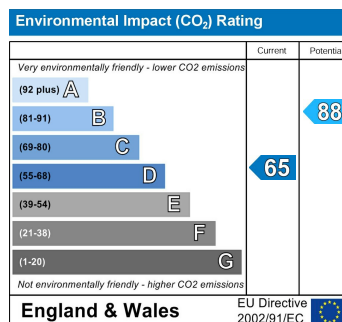
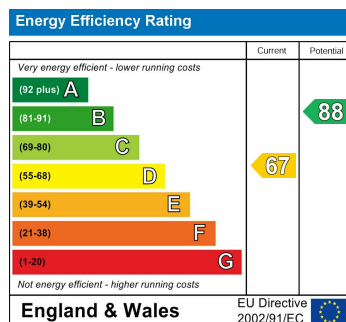
FURTHER PHOTOS



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.