ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

372 Scar Lane, Huddersfield, HD7 4AR

£750 Per Calendar Month

LB **ADM RESIDENTIAL ARE PLEASED TO PRESENT** This well presented, two bedroom, stone built front terrace property. Offering spacious accommodation, including gas central heating system with combination boiler and uPVC double glazing. Briefly comprising of: entrance door leading to kitchen with modern beech effect fitted units and integrated appliances, spacious modern lounge with feature fire place and electric stove. To the first floor are two bedrooms and a modern three piece bathroom suite. The property is ideally situated close to all local shops and amenities, views to the front elevation and on street parking. Please call the agent today on 01484 644555 to arrange your viewing! *PRIME LOCATION GOLCAR*

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

ENTRANCE DOOR

Entrance door leading to:

KITCHEN 14'0" x 7'8" (4.27 x 2.34)

Modern fitted kitchen with a matching range of base and wall units in beechwood effect having complimentary roll edge work surfaces, inset stainless steel sink unit and drainer with chrome mixer taps and rustic tiled splash backs. Electric oven and electric hob with stainless steel extractor hood over, plumbing for washing machine only, integrated fridge and freezer, finished with chrome effect spot lighting and carpet flooring. Stairs leading to:

LOUNGE 14'9" x 10'6" (4.50 x 3.20)

Modern lounge been fully redecorated with Upvc window to front elevation, feature inglenook fireplace with electric stove effect, gas central heated radiator finished with carpet flooring:

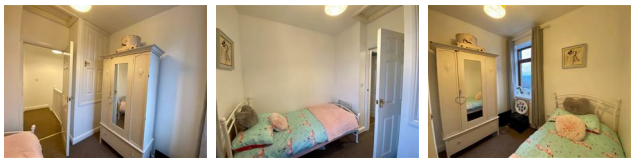
FIRST FLOOR LANDING

Staircase rises to the first floor landing:

BEDROOM ONE 11'6" x 10'5" (3.51 x 3.18)

Good size double bedroom with window to front elevation offering view's across the hillside, gas central heating radiator, finished with carpet flooring:

BEDROOM TWO 8'5" x 8'4" (2.57 x 2.54)



Second bedroom with window to front elevation, gas central headed radiator:

BATHROOM 11'6" x 4'1" (3.51 x 1.24)

Moder three piece, part tiled house bathroom suite in white with chrome effect fittings, comprising of panelled bath with shower over bath and splash screen, hand wash basin and low flush w/c. Heated towel rail fitted to one wall.

EXTERNALLY

The property boasts garden to front elevation, featuring flagged frontage with stone steps leading to front elevation and on street parking:

RENTAL INFORMATION 2022

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.

About The Area GOLCAR

Local schools in the Golcar area are as follows:
Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

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.

Council Tax Bands

The council Tax Banding is "A"
Please check the monthly amount on the Kirklees Council Tax Website.

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.
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
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.

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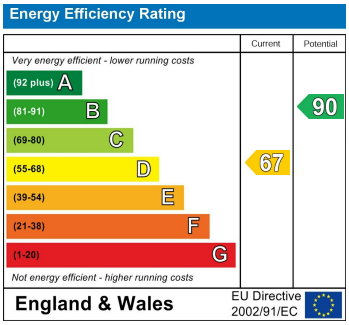
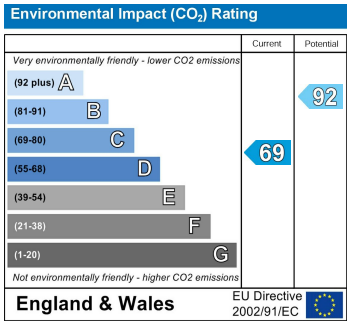
Energy Efficiency Graph





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.

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