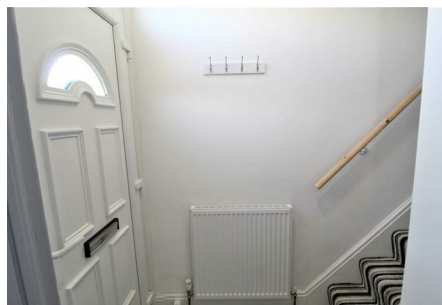




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



9 Burbeary Road, Huddersfield, HD1 3UN

£525 Per Month

LB "NEWLY RENOVATED" This is a stunning newly renovated modern rear terrace property set within a this popular area of Huddersfield. This two bedroomed property would be ideal for the the professional couple/Or single occupancy. The property is situated in a convenient yet much sought after location, providing excellent commuter links for the M62 motorway networks, located within walking distance of local shops and an array of amenities. The property boasts, newly fitted gas central heated and double glazed, the property has been newly decorated throughout with newly fitted carpeting, newly fitted kitchen and bathroom, accommodation briefly comprising entrance door leads to a kitchen with appliances including electric oven and gas hob, lounge with large window. To the lower floor workshop /Office / Storage Room and two further storage rooms . The the first floor landing their are two double bedrooms and a newly fitted modern house bathroom with a three-piece white suite and shower over the bath. Externally the property has rear garden with newly laid driveway for off street parking. The property is offered to let on an unfurnished basis and is available for immediate occupation.

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



ENTRANCE SIDE DOOR

Entrance side uPVC door leading to:-

MODERN LOUNGE 14'6" x 13'5" (4.42 x 4.09)

This beautifully appointed, newly decorated to a high standard modern lounge has a new fitted uPVC double glazed window to the rear aspect and offers views towards Castle Hill. T.v.point, wall mounted gas central heated radiator and finished with new fitted carpets, door leading to:

NEWLY FITTED MODERN KITCHEN 14'6" x 7'7" (4.42 x 2.31)

A newly fitted, modern kitchen with newly fitted uPVC windows to the rear aspect. Featuring a matching range of base and wall mounted units in off white and chrome effect fixings, contrasting roll edged laminated working surfaces, matching tiled splash backs and inset stainless steel sink unit with mixer tap and drainer. There is an Integral electric oven and four ring gas hob with a stainless steel extractor hood over and light. Finished with ceiling spot lighting and a wall mounted gas central heated double radiator, newly laid vinyl flooring. Door leading to:-

TO THE LOWER FLOOR

Staircase descends to the lower floor:

TWO FURTHER ROOMS

A second storage room with power and light, a third storage area with Upvc window to the rear aspect , stone cooling slab table, power/Fuse box:

WORKSHOP/OFFICE ROOM 15'7" x 14'9" (4.75 x 4.50)

A large workshop/Office room with Upvc door, wall mounted gas central heated double radiator and featured Ingle nook:

TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing, doors leading to:

MODERN HOUSE BATHROOM 12'5" x 6'1" (3.78 x 1.85)

A partly tiled, modern three piece bathroom suite in white with new uPVC double glazed opaque window to rear aspect and chrome effect fittings. The bathroom comprises of:- panelled bath with

mains fitted shower over and splash screen, hand wash pedestal basin and a low level flush W/C. Finished with walk mounted chrome heated towel rail and vinyl effect laminate flooring:

BEDROOM ONE 15'6" x 9'11" (4.72 x 3.02)

A spacious, double bedroom with new fitted uPVC double glazed window to the rear aspect boasting onwads views of Castle Hill. Finished with wall mounted gas central heated radiator and newly fitted carpets:

BEDROOM TWO 14'5" x 6'7" (4.39 x 2.01)

A second bedroom with new fitted uPVC double glazed window to the rear aspect boasting onwads views of Castle Hill. Finished with wall mounted gas central heated radiator:

EXTERNALLY

This rear terraces has an elevated mainly flagged garden with dwarf wall boundaries, steps lead to the newly laid driveway for ample parking for one vehicle:

RENTAL INFORMATION

STRICTLY NO PETS

NON SMOKERS

Rent - £550

Bond - £634

Holding Deposit - £126.92

For further information on the property or to arrange a viewing, please contact the office on.

Please note before your referencing can be approved a holding fee equivalent to one weeks' worth of the monthly rent must be paid.

(1) Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require your co-operation

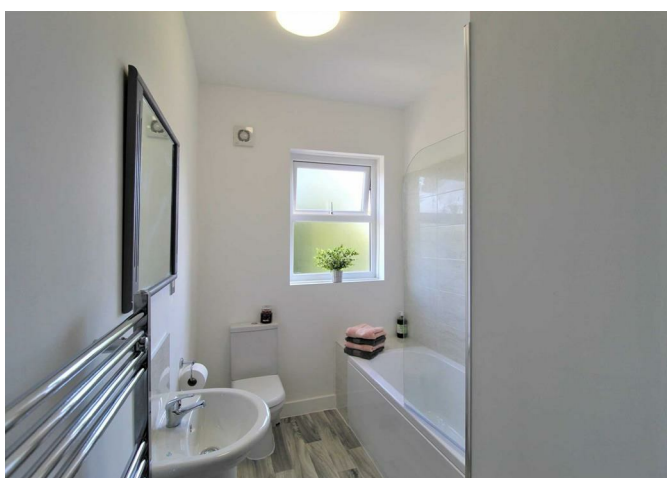
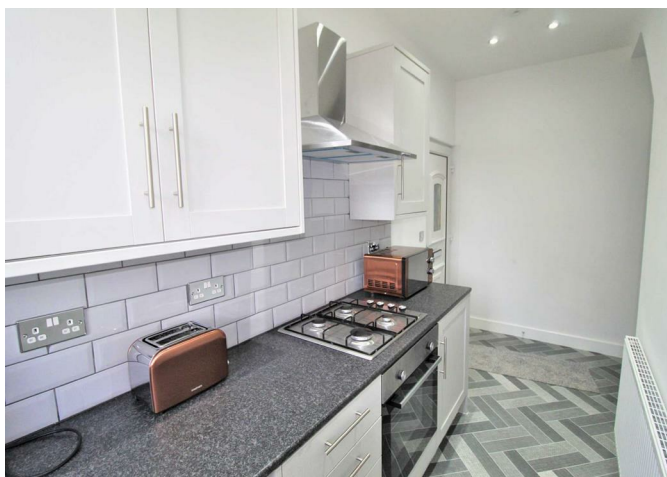
(2) The property particulars do not constitute part or all of an offer or contract

(3) The text, photographs and floor plans are for guidance only and should not be relied upon. Dimensions should be verified by yourself if require these to be accurate

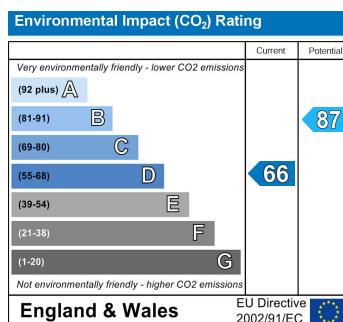
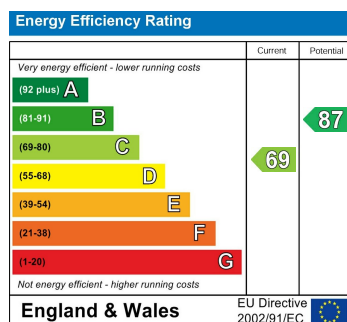
(4) You should make your own enquiries regarding

the property, particularly in respect of furnishings to be included/excluded, and other items that may affect you

(5) 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



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.