



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



12 Piggott Street, Brighouse, HD6 2DP

£750 Per Month

AVAILABLE WITH IMMEDIATE EFFECT SUBJECT TO REFERENCING ADM Residential are pleased to offer *TO LET* is this charming two bedroomed, terrace property with on street parking and small rear enclosed garden, would be an ideal rental for a single occupancy or couple, having undergone recent modernisation and fully decorated throughout. This stone built property is situated in a convenient position for easy access to all local village amenities of Brighouse, with easy access to the local bus routes and local schools. The property boasts new fitted gas central heating and newly fitted uPVC windows and composite security doors, briefly comprises:- Entrance door, spacious lounge leading to a modern newly fitted kitchen and access to a cellar. To the first floor landing: two good sized bedrooms and a newly fitted house bathroom. Externally, the property has on street parking to the front with a stone flagged yard to the rear. Viewings are highly recommended to appreciate the property on offer. Call ADM Residential today on 01484 644555!

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ENTRANCE DOOR

Newly fitted composite dual colour entrance door leads to:

SPACIOUS LOUNGE 13'10 x 13'10 (4.22m x 4.22m)



A spacious, newly plastered, fully renovated and newly decorated lounge with uPVC double glazed window to the front aspect. Featuring an angle nook fireplace, ceiling rose and coved ceiling. Finished with wall mounted gas central heated radiator. Archway leads to:

Please Note: There is no flooring included with this room

MODERN KITCHEN 8'2"x 6'4" (2.49x 1.951)



Newly fitted, modern kitchen with uPVC double glazed window overlooking the rear aspect. Featuring a matching range of base and wall mounted units in White with wood effect roll edged laminate working surfaces and inset stainless steel sink unit with drainer and mixer tap. Newly fitted integrated electric oven with four ring electric hob and stainless steel pull out extractor hood over. There is also space for a fridge freezer and plumbing for an automatic washing machine.

Finished with inset ceiling spotlighting and wood effect laminate flooring. Newly fitted composite dual colour door leads to the rear:

CELLAR

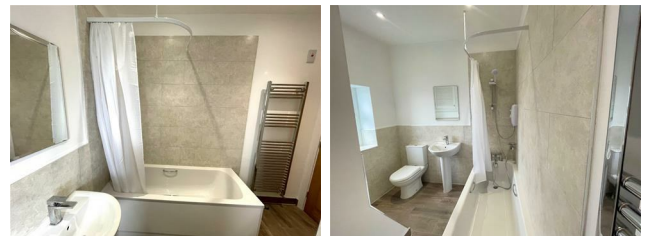
There is cellar space to the lower ground floor only used as access for meters:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with Upvc window to side aspect, doors leading to all rooms:

HOUSE BATHROOM 8'6" x 7'6" (2.6m x 2.30m)



Newly fitted house bathroom with uPVC double glazed window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprises of: panelled bath with electric shower over and shower curtain, hand wash pedestal basin with waterfall tap and low level flush w/c. Finished with Bulk head storage unit housing the combi-boiler, wall mounted chrome heated towel rail and tiled flooring:

BEDROOM ONE 13'11" x 9'4" (4.25m x 2.85)



A large double bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted, gas central heating radiator:
Please Note: There is no flooring included with this room

BEDROOM TWO 8'4" x 8'2" (2.55m x 2.5m)



Second good sized bedroom with uPVC window overlooking the rear aspect. Finished with wall mounted gas central heated radiator:
Please Note: There is no flooring included with this room

EXTERNALLY



Externally the property offers a small frontage with stone wall boundary and on street parking. To the rear is a stone flagged yard: and fences boundary wall:

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: Brighouse High School, St Andrews C Of E Junior School, Rastrick High School, Lightcliffe Academy, Carr Green Primary School

Brighouse town centre is just a short walk way and has three major supermarkets. Brighouse train station lies on the Calder Valley line running west from Leeds, ideal for the commuter having direct links to Leeds, Huddersfield, Manchester and London King's Cross. Junction 25 & 26 of the M62 and access to the M606 motorway network is within a short drive, providing easy access to Leeds, Manchester and beyond.

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 - lettings@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Calderdale Council Tax Website.

RENTAL INFORMATION 2025

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.

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.

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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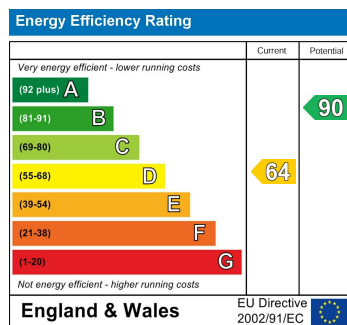
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FURTHER INFORMATION

Important information: Tenants will need to provide their own carpet/flooring and remove it upon vacating:



Energy Efficiency Graph



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