



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

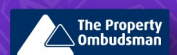


## 73 Fall Spring Gardens, Halifax, HX4 9PA

**£925 Per Month**

**\*ATTENTION READY TO MOVE INTO\* \* UNDER GONE A FULL PROGRAMME OF RENOVATIONS & NEWLY DECORATED AND NEWLY CARPETED\* \*THREE GOOD SIZED BEDROOMS\*** property ideally positioned in the village of Stainland, Holywell Green, whilst being close to all local amenities, bus routes and easy access to the town centre and surrounding areas making it an ideal property for a couple or a small family. The property boasts gas central heating and double glazing with accommodation briefly comprising of:- uPVC entrance door, modern dining kitchen, spacious well appointed lounge and inner hallway with useful storage. To the first floor landing there are built-in storage cupboards, three good sized bedrooms and a fully tiled, modern house bathroom. Externally the property offers low maintenance, patio garden to the front aspect with on street parking and a laid to lawn garden at the rear. Viewings are highly recommended to appreciate this spacious property on offer! Tel ADM Residential on 01484 644555 to arrange your viewing today!

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

UPVC entrance door with twin opaque double glazed glass panels leads to:

### DINING KITCHEN 17'94 x 10'16 (5.18m x 3.05m)



Well appointed dining kitchen having been newly decorated, with uPVC double glazed window overlooking the front aspect. Featuring a matching range of modern base and wall mounted units in gloss cream with roll edged laminate working surfaces, contrasting tiled splashbacks and inset one and a half bowl sink unit with drainer and mixer tap. Rangemaster gas cooker with eight ring gas hob and stainless steel extractor hood over. There is also an America style fridge freezer, automatic washing machine and dishwasher - additionally there is ample space for a dining table and chairs. Finished with inset chrome ceiling spotlighting, wall mounted double panelled gas central heated radiator and stone flooring:

\*Please note, the American style fridge freezer is gifted from previous tenant therefore the Landlord won't be responsible for repair or replacement if required\*

### LOUNGE 12'17 x 11'64 (3.66m x 3.35m)



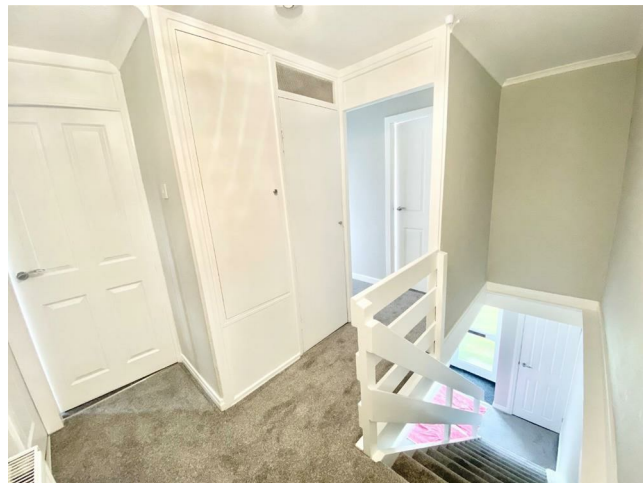
Spacious lounge having been newly decorated and carpeted, with uPVC double glazed window overlooking the rear garden. Finished with wall mounted double panelled gas central heated radiator:

### INNER HALLWAY



Newly decorated and newly carpeted inner hallway with staircase rising to the first floor landing and uPVC rear door. Featuring a useful storage cupboard as well as under stairs storage, finished with wall mounted double panelled gas central heated radiator:

### FIRST FLOOR LANDING



Staircase rises to the first floor landing having been newly decorated and carpeted. Featuring useful built in storage cupboards and finished with wall mounted double panelled gas central heated radiator. Doors leading to:

**HOUSE BATHROOM 8'23 x 5'48 (2.44m x 1.52m)**



Fully tiled, modern house bathroom with twin aspect uPVC opaque double glazed windows to the front elevation. Featuring a three piece suite in white with chrome effect fittings, comprising of: P-shaped panelled bath with mains fitted shower over and glass splash screen, hand wash vanity basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled flooring:

**BEDROOM ONE 10'73 x 9'22 (3.05m x 2.74m)**



Spacious primary bedroom having been newly decorated with uPVC double glazed window overlooking the front aspect. Featuring built-in double wardrobes to one wall with mirrored doors, finished with wall mounted double panelled gas central heated radiator and new carpet:

**BEDROOM TWO 10'13 x 8'19 (3.05m x 2.44m)**



Second double bedroom having been newly decorated with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted double panelled gas central heated radiator and new carpet:

**BEDROOM THREE 9'46 x 6'88 (2.74m x 1.83m)**



Third bedroom having been newly decorated with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted double panelled gas central heated radiator and new carpet:

**EXTERNALLY**



Externally the property offers a laid to lawn garden area to the rear aspect. To the front is an enclosed, flagged patio garden to the front aspect finished with brick wall boundaries and on street parking: (please note rear fence will be added )

**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: Bowling Green Academy, Holywell Green Primary School, The Greetland Academy, West Vale Academy, The Brooksbank School, Trinity Academy Grammar

### **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](mailto:lettings@admresidential.co.uk)

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0661-2837-7970-9391-1061>

### **RENTAL INFORMATION 2026**

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.

### **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.

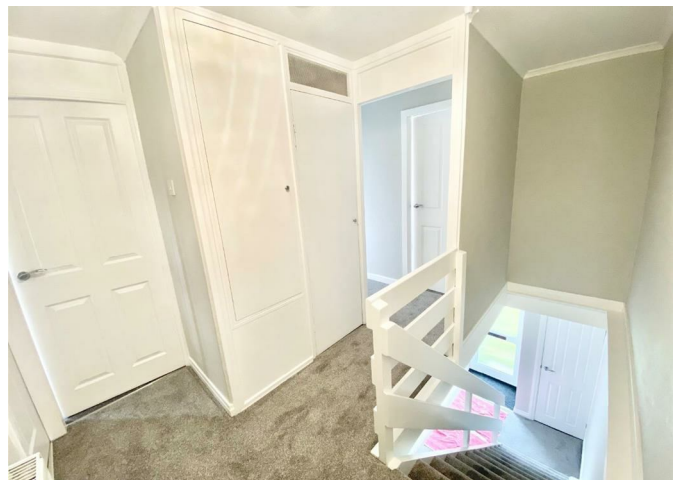
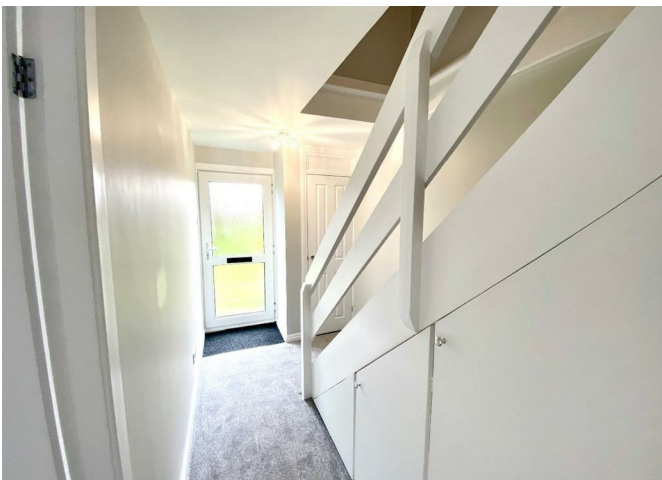
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

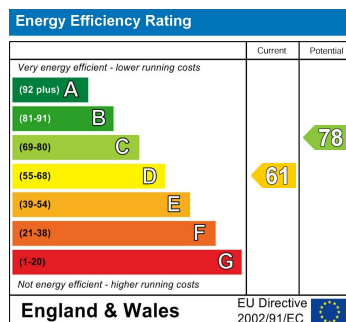
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.



## 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.