

**1 Glebe Street, Huddersfield, HD1 4NP****£1,395 Per Month**

\*IDEAL LOCATION BEING CLOSE TO THE HRI & GREENHEAD PARK\* \*THIS STUNNING FOUR BEDROOM FURNISHED PROPERTY IS OFFERED TO LET BY ADM RESIDENTIAL\* This superb residence set within this ever popular area of Edgerton with period features throughout. Located in this highly popular area of Marsh located close to Greenhead Park. This is a truly unique find which is set back from the main flow of traffic, the accommodation is set over three floors with three double bedrooms and an office/study. The property blends modern facilities with the traditional features and charm of a family home. The property boasts newly fitted gas central heating system and newly fitted uPVC double glazed windows, accommodation in brief comprises: Entrance door, reception hallway, lounge, modern breakfast dining kitchen, utility room and further storage. To the first floor, two guest bedrooms and study/bedroom three with a modern house bathroom. To the second floor, having a primary bedroom with en-suite facilities and ample under eaves storage. Externally, there are gardens to the front and rear with on street parking. Telephone ADM Residential on 01484 644555 to arrange your viewing today! \*NOT TO BE MISSED\* \*MOSTLY FURNISHED\*

## ENTRANCE DOOR



Entrance door leads to:

## RECEPTION HALLWAY

A welcoming reception hallway with spindle staircase rising to the first floor landing, boasting period features such as original covering, dado rail and picture rail and a wall mounted gas central heated radiator. Doors leading to:

## LOUNGE 13'9 x 13'1 (4.19m x 3.99m)



A tastefully appointed lounge with twin aspect PVCu double glazed windows to the front elevation, featuring coved ceiling with a decorative ceiling rose, picture rail, a mahogany fire surround with cast iron inset. Finished with twin wall mounted gas central heated radiators and carpet flooring:

## KITCHEN AREA

Set to the rear is the dining area is this very well appointed, modern kitchen area with PVCu double glazed window overlooking the rear garden. Featuring Matt shaker style base and wall mounted units and matching drawers in cream with laminated wood effect working surfaces, matching tiled splashbacks, inset stainless steel one and a half bowl sink unit with drainer and chrome mixer tap. A range cooker with five rings and double oven, matching extractor hood over, integrated newly fitted dishwasher, fridge freezer, kick space heater and finished with rustic tiled flooring:

## BREAKFAST DINING KITCHEN 23'1 x 13'8 (7.04m x 4.17m)



The heart of any home is this stunning, well designed 23ft dining kitchen which is set to the rear of the property, featuring a converted bay with PVCu double glazed windows and upVC door leading onto the rear garden. Featuring coved ceiling and a decorative ceiling rose, picture rail, a featured wall mounted book case, mahogany fire surround and inset coal effect gas fire set on a tiled hearth. Finished with all mounted gas central heated radiators and engineered oak flooring:

## TO THE LOWER FLOOR



Access via descending stairs which lead onto the lower floor:

## CELLAR/UTILITY 12'4" x 11'3" (3.77 x 3.44)



With stone steps leading down to a small storage area with stone flagged floor, stone table, shelf and light and with a door opening into the main keeping cellar which has a chimney breast. UPVC

double glazed window, plumbing for automatic washing machine and former fuel store. Brand new combi-boiler fitted November 2023.

### TO THE FIRST FLOOR

To the first floor landing with double glazed PVCu window to the side aspect, ceiling light point, dado rail, central heating radiator, useful storage cupboard and staircase giving access to the second floor. From the landing access can be gained to the following rooms:

### BATHROOM 8'4 x 5'0 (2.54m x 1.52m)



Partly tiled, house bathroom with a PVCu double glazed window to the rear aspect, featuring a three piece bathroom suite in white and chrome effect fittings, consisting of panelled bath with mains fitted shower and a glass shower screen, hand wash pedestal basin with chrome tap and low level flush w/c. Finished with ceiling light point, wall mounted extractor, wall light, wall mounted chrome heated towel rail and tiled flooring:

### BEDROOM TWO 14'4 x 11'3 (4.37m x 3.43m)



A generously sized. well appointed double bedroom which has a uPVC double glazed sash

style window looking out across the front aspect. Featuring coved ceiling, wall mounted gas central heating radiator, ample storage cupboards and finished with carpeted flooring:

### BEDROOM THREE 14'5 x 11'3 (4.39m x 3.43m)



A modern good-sized double room situated to the rear of the property and having uPVC sash double glazed window, featuring coved ceiling, picture rail, wall mounted gas central heating radiator and finished with carpet flooring:

### STUDY/BEDROOM FOUR 8'4 x 6'11 (2.54m x 2.11m)



A useful study room with PVCu window to the front aspect, boasting dado rail, built-in storage units, and a useful desk and chair. Finished with wall mounted gas central heated radiator:

### ACCESS TO THE SECOND FLOOR

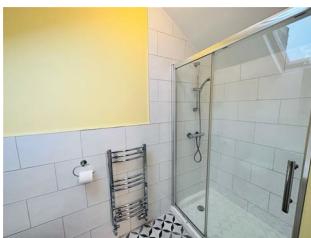
Staircase rises to the second floor bedroom:

## BEDROOM ONE 19'1 x 17'0 (5.82m x 5.18m)



A fantastic sized bedroom with two Velux double glazed windows providing the room with plenty of natural light. Finished with beam ceiling, a wall mounted gas central heating radiator, eaves storage and access to en-suite facilities:

## EN-SUITE 7'7 x 6'6 (2.31m x 1.98m )



A well appointed partly tiled en-suite shower room with velux window to the rear aspect, comprising of: step in shower cubical with mains fitted shower, vanity hand wash basin with mixer tap, incorporated low level flush w/c. Finished with wall mounted extractor fan, wall mounted chrome heated towel rail and tiled flooring:

## EXTERNALLY



Externally this property offers a well kept front garden with stone wall boundaries and wrought iron gated access, pathway to the side gate which leads to the rear garden. To the rear of the property there is a westerly facing garden which is a great area to entertain in the summer months, a low maintenance sectioned garden with flagged patios, potting areas, vegetable patch, stone flagged patio, planted trees, flowers and shrub borders. At the foot of the garden there is a gated access to the rear lane:

## EPC REPORT LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0862-2823-6914-9123-1741>

## EXTRA PHOTOS



## PART FURNISHED ITEMS

A list of items which are included are as follows:

3 T.V. AND REMOTES

GREY SOFA

CURTAINS AND BLINDS

DINING TABLE AND CHAIRS

BENCH

4 CHAIRS

CHOPPING BOARDS

WHITE GOODS & A NEW DISHWASHER

TWO BEDS AND MATTRESSES - NEW MATTRESS

PROTECTORS

SIDE CABINETS

WARDROBES

BEDROOM DRAWERS

OFFICE ITEMS AND STORAGES

GARDEN ITEMS

## ABOUT THE AREA

FURTHER INFORMATION ABOUT THE AREA:

Edgerton is a much sought after area. The property is in walking distance of Marsh and the village of Lindley which boasts excellent Bistro's, Bars, Restaurants and small independent shops.

Huddersfield Royal Infirmary is also within walking distance as are excellent Schools, (both state and private) Nurseries and Colleges.

Motorway routes to the M62 and A1 networks are 2 miles away giving you access to both Manchester and Leeds.

## 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 ""  
Please check the monthly amount on the Kirklee Council Tax Website .

#### **RENTAL INFORMATION 2023**

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.

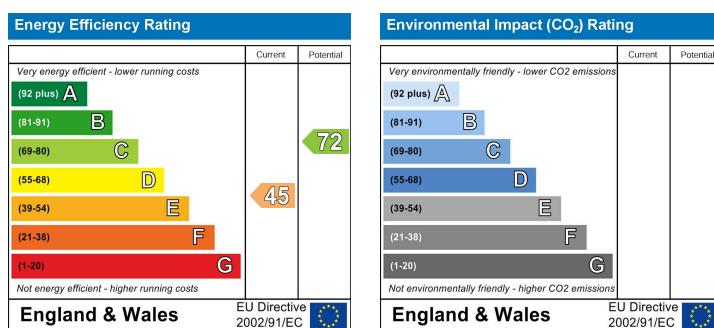
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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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