

**28 Acre Lane, Brighouse, HD6 3FD****£995 Per Month**

LB LET AND MANAGED BY ADM RESIDENTIAL Set within this new development of Keepmoat homes in Brighouse is this stunning, modern property with off road parking for two vehicles and garden to the rear. The property is ideally suited to a professional couple looking for a long term let and after versatile accommodation set over three floors. Presented to an exceptionally high standard throughout this property offers security alarm, electric car charging point and onsite internet host via the builder. Also benefits from gas central heating, double glazing and newly laid carpet flooring throughout. The property comprises of entrance hallway, separate w/c, spacious dining kitchen and lounge with patio doors leading to the rear aspect, there are three good sized double bedrooms with the master boasting fitted wardrobes and en-suite shower.

Externally offering driveway to the front with two parking spaces, to the rear is an enclosed, well maintained garden. Convenient for schools and local amenities the property is well placed for daily commuting having easy access to Brighouse, Leeds & Manchester, with neighbouring towns on the door step. Within easy reach via the M62 motorway which is only a short drive away. An excellent family home in a good location, this property must be viewed. Please contact the agent to arrange a viewing on 01484 644555! *VIRTUAL VIEWING AVAILABLE*

ENTRANCE COMPOSITE DOOR

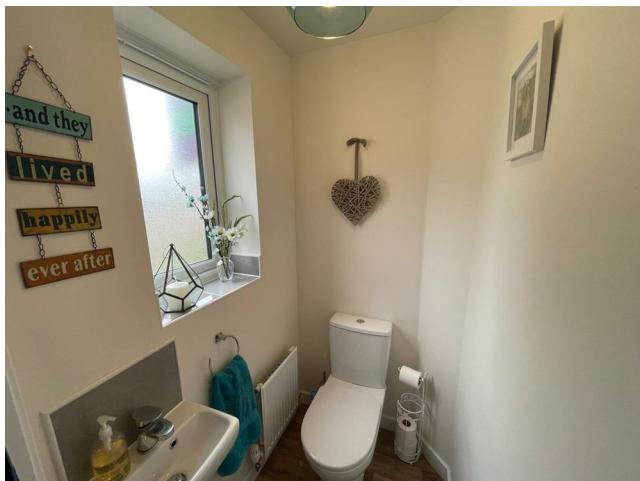
Entrance door leads to:

HALLWAY



Reception hallway with staircase rising to the first floor, wall mounted gas central heating radiator, access to down stairs cloakroom, smoke alarm and security alarm panel. Finished with newly fitted vinyl flooring and doors leading to:

CLOAKROOM/W.C 4'4 x 2'6 (1.32m x 0.76m)



Well appointed, downstairs cloakroom with uPVC window to front aspect and wall mounted gas central heated radiator. Incorporating hand wash basin and a low level flush w/c. Finished with vinyl wood effect flooring:

DINING KITCHEN 13'5 x 12'4 (4.09m x 3.76m)



Good sized dining/kitchen with windows to the front aspect, consists of a newly fitted modern range of matching base and wall units in High Gloss Grey with contrasting roll edged wood effect worktops, stainless steel sink with a mixer tap, laminated splash backs, integrated stainless steel electric double oven and a four ring gas hob, matching extractor over. Integrated applicable consists of a washing machine, dishwasher and fridge/freezer. Finished with wall mounted gas central heating radiator and vinyl flooring, door leading to:

(Dining Table & Chairs / Microwave Included)

LOUNGE WITH PATIO DOORS 12'9 x 11'10 (3.89m x 3.61m)



This is a very spacious tastefully decorated, modern lounge with uPVC patio doors leading to the to

rear garden, T.V. Point, Telephone point, wall mounted gas central heating radiator and finished with newly fitted carpet flooring:

TO THE FIRST FLOOR LANDING



To the first floor landing, doors leading to two double bedrooms and house bathroom, wall mounted gas central heating radiator, fitted smoke alarm, useful storage cupboard housing the fuse box and internet box, staircase leads to the second floor:

HOUSE BATHROOM 8'2 x 6'4 (2.49m x 1.93m)



A modern, partly tiled, fitted family bathroom with uPVC window to side aspect. Incorporating a three piece bathroom suite in white with chrome effect fittings. Comprises of a panelled bath with shower attachment over, incorporating a vanity and fitted shelving units with an inset sink unit, low level w/c. Finished with newly laid to floor vinyl flooring:

SECOND DOUBLE BEDROOM 9'4 x 7'8 (2.84m x 2.34m)



A second double bedroom with uPVC twin aspect windows to front elevation, featuring built-in wardrobes with sliding doors, wall mounted gas central heated radiator and newly fitted carpet flooring:

THIRD DOUBLE BEDROOM 7'9 x 5'6 (2.36m x 1.68m)



A third double bedroom with uPVC window to the front aspect, wall mounted gas central heated radiator and newly fitted carpet flooring:

SECOND FLOOR LANDING:

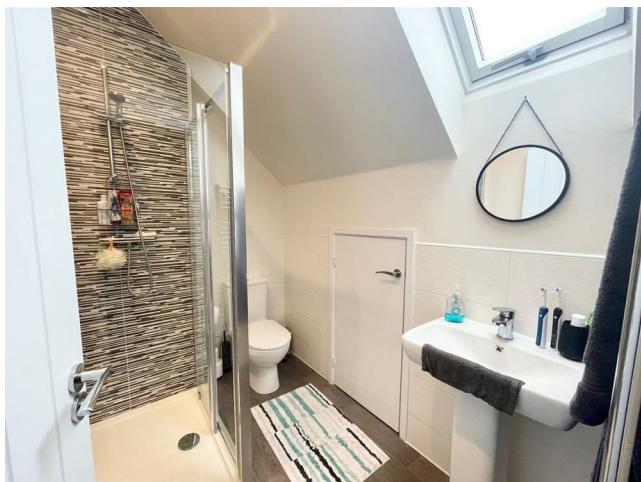
Second floor landing with fitted smoke alarm, opens onto:

MASTER SUITE / DOUBLE BEDROOM 20'0 x 15'1 (6.10m x 4.60m)



A large double bedroom with en-suite facilities, uPVC dorma windows to front, wall mounted gas central heated radiators, T.V point, fitted wardrobe to one wall finished with new carpeted flooring:

EN-SUITE BATHROOM



A well appointed en-suite shower room with velux window to the rear aspect, comprising of three piece bathroom suite in white with chrome effect fittings, consisting of a step in shower cubicle, hand wash vanity basin with tiled splash backs and a low level flush w/c, wall mounted chrome heated towel rail, further under eaves storage, finished with vinyl flooring.

EXTERNALLY



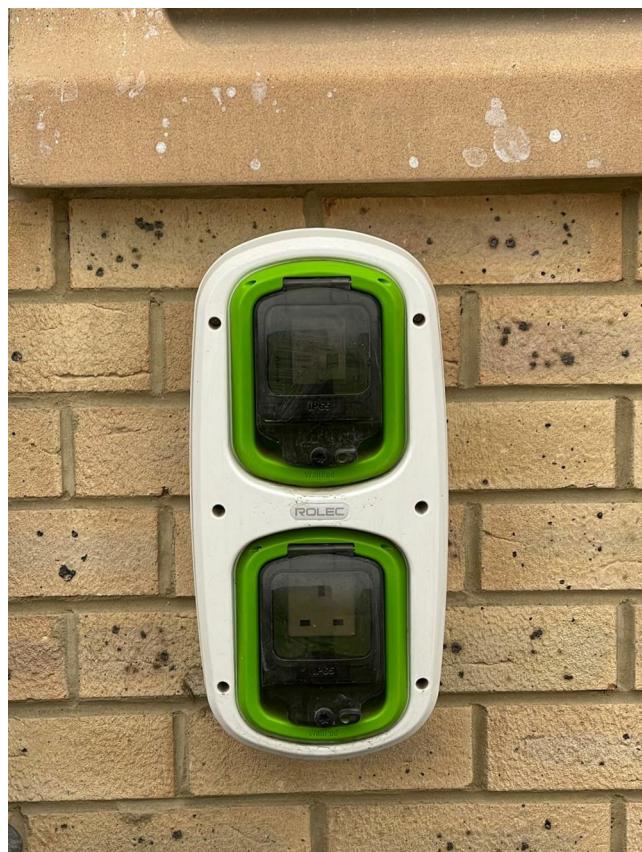
Externally the property offers a block paved

driveway to the front elevation which provides off road parking to two vehicles, there is also a electric car charging point, flagged paths and steps with wrought iron balustrade. To the rear an enclosed private garden with fenced boundary and gate, flagged patio and flagged paths with a laid to lawned garden:

DRIVEWAY

The property offers two parking spaces to the front aspect:

ELECTRIC CAR CHARGING PORT



A wall mounted car charging port. Please do read the manual before usage:

ABOUT THE AREA

The property is ideally situated close to the M62 motorway works to Leeds & Manchester, local schools are Brighouse High School, Longroyde Nursery & Primary School, Longroyde Primary School, William Henry Smith School:

EXTERNAL AREA FURTHER PHOTOS



KITCHEN AREA FURTHER PHOTOS



Photos of the kitchen area:

RENTAL INFORMATION 2022

PLEASE NOTE THE OWNER HAS REQUESTED NO PETS AND 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.

Council Tax Bands

The council Tax Banding is "C"

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

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you and the agent 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.

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.

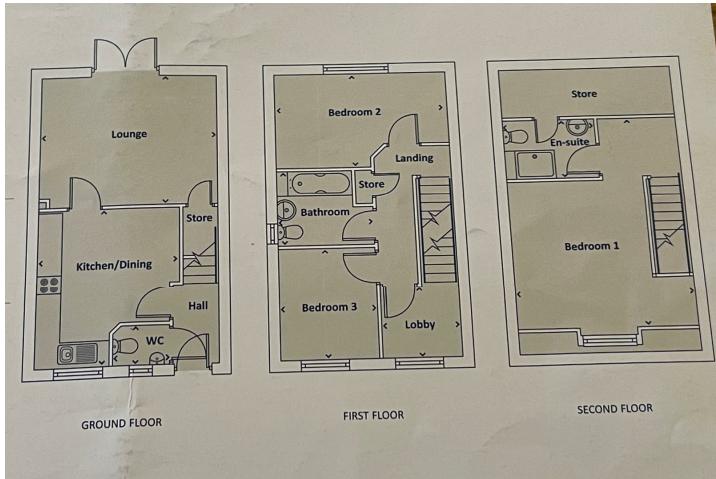
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

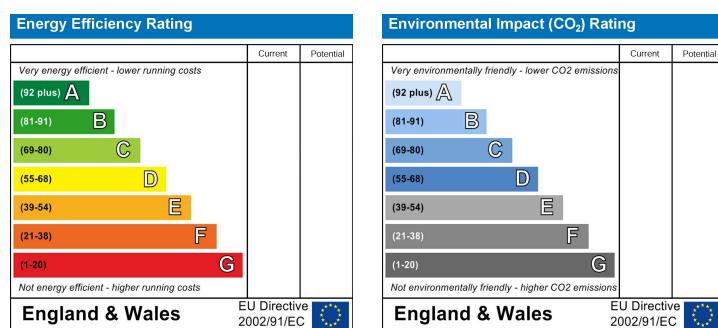
No person in this firm's employment has the

authority to make or give any representation or warranty in respect of the property.

Floor Plan



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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