

**573 Manchester Road, Huddersfield, HD7 5QX****£950 Per Month**

\*LET AGREED\* Occupying this elevated position and enjoying far reaching views across the Colne Valley, is this. EXTREMELY WELL APPOINTED, TERRACE PROPERTY, ECO BOILER, The accommodation ideally suited to professional tenants, boasting three double bedrooms, tiered gardens to the rear and on street parking. The property is generously proportioned and well appointed through-out, being situated close to an array of local amenities including shops, public transport links and well regarded local schooling. Offering gas central heated system, UPVC double glazed, accommodation comprises of: entrance hallway, modern lounge, large dining kitchen with rear vestibule and access to a cellar room. To the first floor landing, three double bedrooms and a modern house bathroom. Externally garden to front with views across the hillside, enclosed rear private cottage style garden with decked tiered areas. The location is very commutable to both Manchester and Leeds with Slaithwaite railway station nearby and M62 access approximately 4 miles away. Please contact the Agent today to register your interest as viewing be will in 4 weeks." NON SMOKERS AND NO PETS ALLOWED due to allergies, we are sorry for the inconvenience. Rent is £950pcm and there is a Bond.

## ENTRANCE DOOR

Entrance uPVC door leading to:

## HALLWAY



Hallway with staircase leading to the first floor landing, door leading to:

## LOUNGE 12'11" x 12'5" (3.94 x 3.78)



A delightful, well appointed lounge with uPVC window to front elevation, enjoys far reaching views across the Colne Valley. Featuring a Adam style fire place with marble effect back and hearth and a inset gas coal effect fire, T.v. Point, Telephone point, picture rail, and gas central heated radiator, door leading to: ( re- deco and new carpet to be fitted)

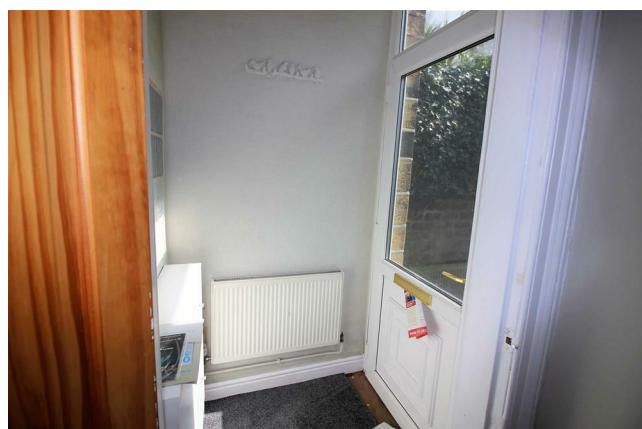
## DINING KITCHEN 15'5" x 13'0" (4.70 x 3.96)



Larger than average dining kitchen with Upvc double glazed window to rear elevation offering

views across the rear garden. Featuring a matching range of shaker style base and wall display units in White with brushed chrome effect fittings, complimentary roll edged laminate work surfaces, with matching tiled splash backs, Incorporating a circular stainless steel inset sink unit with mixer tap and drainer. Built-in electric double oven and five ring gas hob, extractor hood over, space for a fridge/ freezer and plumbing for automatic washing machine. Finished with coved ceiling, tiled effect flooring and gas central heating radiator: Door leading to: ( re-deco )

## VESTIBULE



A vestibule with Upvc door leading to rear:

## STAIRCASE DESCENDING TO

To the lower floor:

## CELLAR ROOM

Cellar with featured exposed stone vaulted ceiling: ( To be fitted in 4 weeks a newly fitted C/H system )

## TO THE FIRST FLOOR LANDING

Staircase leading to first floor landing, doors leading to:

**HOUSE BATHROOM 13'0" x 7'9" max x 3'7"  
min (3.96 x 2.36 max x 1.09 min)**



Mainly tiled, modern house bathroom with Upvc double glazed window to rear elevation, finished and chrome effect fittings. Featuring a three piece modern fitted bathroom suite in white. Comprising of:- panelled bath with shower unit over, hand wash pedestal and low level flush w/c. Finished with chrome heated towel rail and tiled effect flooring:

**BEDROOM ONE 13'0" x 12'6" (3.96 x 3.81)**



A large double bedroom with Upvc window to front elevation, featuring an ornamental fire place and picture rail, gas central heated radiator: ( re-deco)

**BEDROOM TWO 13'9" x 9'10" (4.19 x 3.00)**



A second double bedroom with Upvc window to rear elevation, gas central heated radiator: ( re-deco)

**BEDROOM THREE 9'4" x 9'2" (2.84 x 2.79)**



Third bedroom with Upvc window to rear elevation, gas central heated radiator: ( re-deco)

**EXTERNALLY**



Well appointed raised garden to front elevation with pebbled area, stone wall boundary. Passage way leading to the rear elevation. Offering a tiered delightful cottage style garden with flagged seating areas, flagged patio's, paved and stepped paths leading to a decked level area, a stone outside storage building and stone walled boundaries. This is an ideal garden to a keen gardener and has some privacy, for thou perfect evening in the summer months dining out:

**RENTAL INFORMATION 2020**

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

NON SMOKERS PERMITTED

(NO SHORT TERM LETS PLEASE)

Professional tenants only need apply due to the mortgage stipulations:

Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing - You are

required to pass all referencing, employers, landlords, bank check, ids checks ect.

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 required

You must pass all referencing to proceed with the tenancy.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

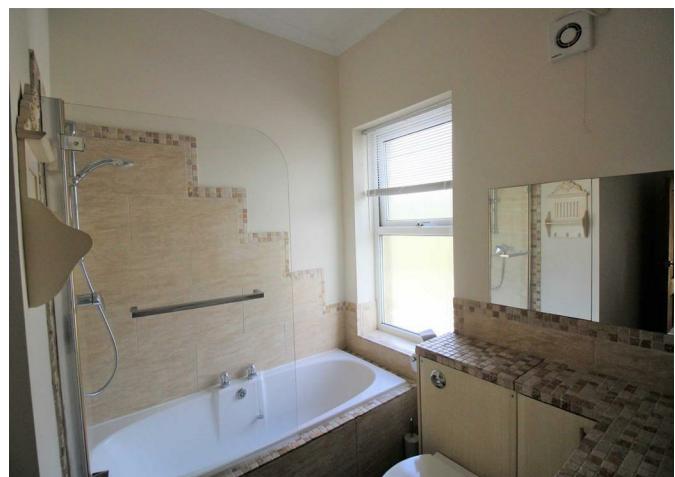
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Mobile Number 07780446202

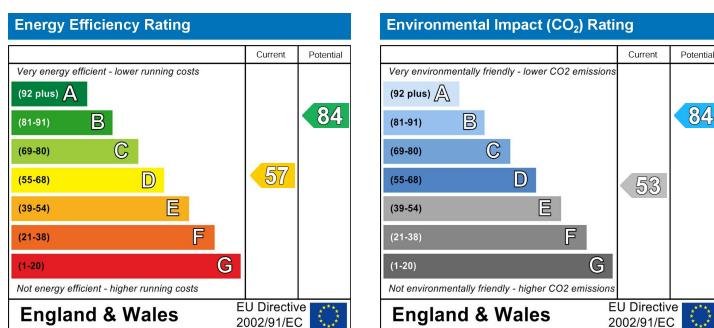
Email - [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

### **EPC JUNE 33**

<https://find-energy-certificate.service.gov.uk/energy-certificate/6508-2377-1002-0096-8602>



## 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.