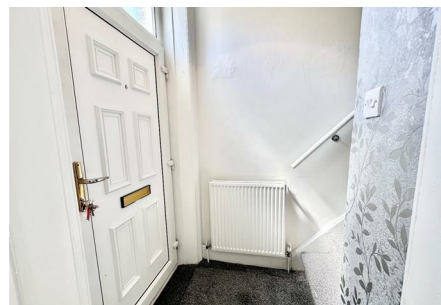




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



**16 Yates Lane, Huddersfield, HD3 4NW**

**£650 Per Month**

\* A GREAT PROPERTY READY TO MOVE INTO\* \*FULLY DECORATED AND NEWLY CARPETED\* this two bedroomed, charming stone built through terraced property situated in this vibrant location of Milnsbridge in Huddersfield and set on the fridge of the colne valley canal, located close to all local amenities, well regarded schools, local shops, bus routes and excellent access to the Huddersfield Town Centre and M62 motorway network. The property benefits from being newly decorated and newly carpeted throughout, briefly comprising of: uPVC entrance door, hallway, spacious lounge with inglenook fireplace with access to a cellar and dining kitchen. To the first floor landing: two double bedrooms and a modern house bathroom. Externally there is a communal courtyard. \*IDEAL FOR SINGLE OCCUPANT\* Telephone our office to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

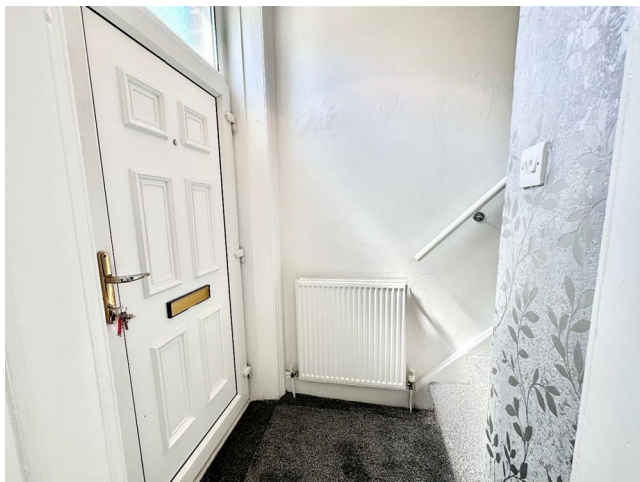
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### ENTRANCE DOOR

UPVC entrance door leading to:

### HALLWAY



Hallway with staircase leading to first floor landing. Finished with wall mounted gas central heated radiator and door leading to:

### LOUNGE 12'6" x 9'2" (3.81m x 2.79m')

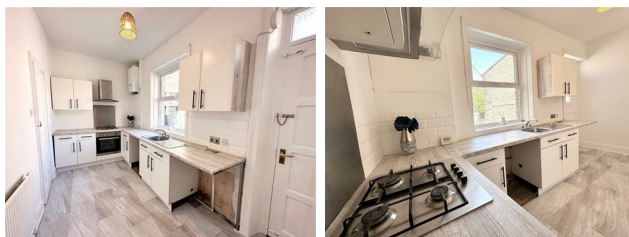


Spacious lounge having been newly decorated and newly carpeted with uPVC double glazed window to the front aspect. Featuring an inglenook fireplace with stone back and hearth (please note: the fire is not to be used.) Finished with TV point, telephone point and wall mounted gas central heated radiator. Door leads to:

### CELLAR

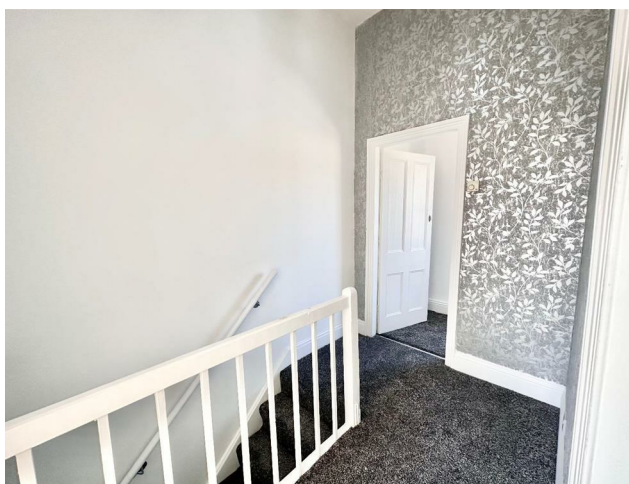
Only to be used as access for meters:

### DINING KITCHEN 15' x 7' (4.57m x 2.13m )



Well appointed, newly decorated kitchen with uPVC window and wood door leading to the rear aspect. Featuring a matching range of base and wall mounted units in white with contrasting fittings, roll edged laminate working surfaces with tiled splashback and an inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven and four ring gas hob with stainless steel extractor hood over, plumbing for an automatic washing machine and space for an under counter fridge and separate freezer. Finished with ornamental fireplace, wall mounted gas central heated radiator and tiled effect vinyl flooring:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to:

### HOUSE BATHROOM 7'8" x 5'11" (2.34m' x 1.80m' )



Partly tiled house bathroom with uPVC double glazed opaque window to the front aspect. Featuring a three piece suite in white with chrome effect fittings comprising of: panelled bath with electric shower over, hand wash pedestal basin and low level flush w/c. Finished with bulk head storage, wall mounted gas central heated radiator and tiled flooring:

### BEDROOM ONE 15' x 8'10" (4.57m x 2.69m' )



Double bedroom having been newly decorated and newly carpeted with uPVC double glazed window to the front aspect. Featuring an ornamental fireplace, useful built in storage cupboards and finished with a wall mounted gas central heated radiator:

### BEDROOM TWO 11'2" x 9'2" (3.40m' x 2.79m' )



Second double bedroom having been newly decorated and newly carpeted with uPVC double glazed window to the rear aspect. Featuring a useful mezzanine flooring and finished with a wall mounted gas central heated radiator:

### EXTERNALLY

Externally, there is a communal courtyard:

### 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: Crow Lane Primary & Foundation Stage School, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

### ABOUT THE VIEWINGS

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

Tel-01484 644555 or our office mobile on 07780 446202

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 Kirklees Council Tax Website.

### **EPC 2025**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8495-8134-1029-8227-9053>

### **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.

### **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.

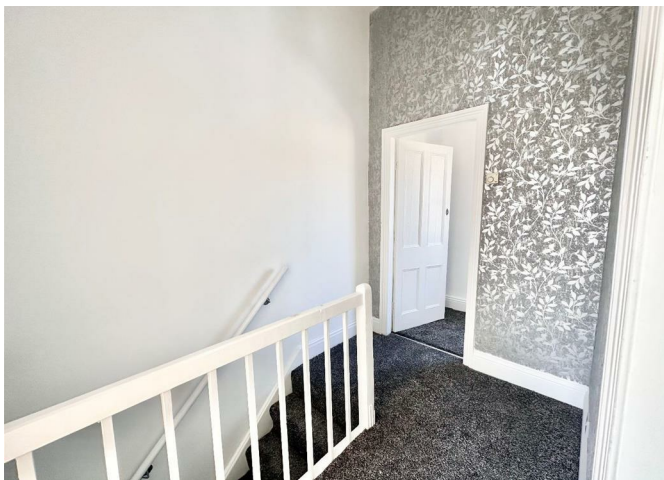
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

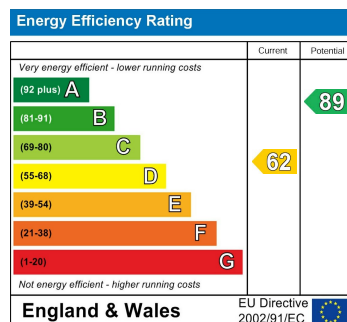
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **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.