ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

75 Fall Spring Gardens, Halifax, HX4 9PA

£900 Per Month

UNDER APPLICATION IS THIS FABULOUS THREE BEDROOM END TOWN HOUSE OFFERED FOR RENT, AVAILABLE SEPTEMBER, *THREE GOOD SIZED BEDROOMS* property ideally positioned in the village of STAINLAND, Holywell Green, HALIFAX 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, a modern good sized 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 with corner bath. Externally the property offers gardens to the front and rear with on street parking. Viewings are highly recommended to appreciate this spacious property on offer! Tel ADM Residential on to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
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www.admresidential.co.uk

The Property Ombudsman

HALLWAY

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

DINING KITCHEN

Well appointed dining kitchen 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. Pluming for 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:

LOUNGE

Spacious lounge with uPVC double glazed window overlooking the rear garden. Finished with wall mounted double panelled gas central heated radiator:

INNER HALL

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:

TO THE FIRST FLOOR LANDING

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

HOUSE BATHROOM

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 a corner 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

Spacious primary bedroom with uPVC double glazed window overlooking the front aspect. Wall mounted double panelled gas central heated radiator.

BEDROOM TWO

Second double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted double panelled gas central heated radiator.

BEDROOM THREE

Second double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted double panelled gas central heated radiator.

EXTERNALLY

Externally the property offers a laid to lawn large garden area to the front and side with fenced boundaries. Garden area to the rear, and on street parking.

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.

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

Council Tax Bands

The council Tax Banding is " "
Please check the monthly amount on the Kirklee Council Tax Website .

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.

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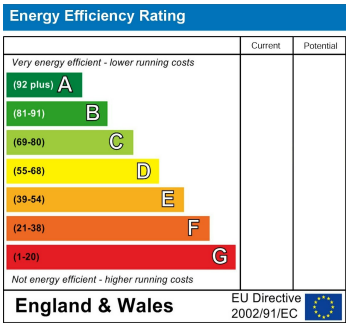
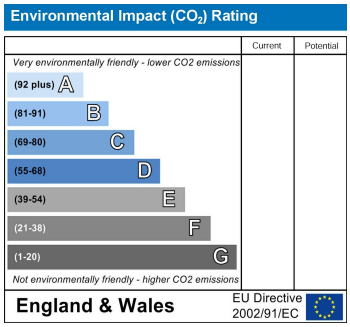
Energy Efficiency Graph





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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