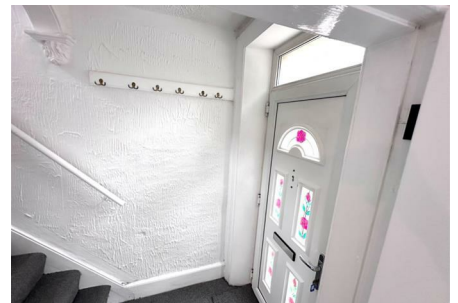




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 83 Whiteley Street, Huddersfield, HD3 4LT

**£725**

Newly Renovated Through-out \*THIS IS A SEMI-DETACHED PROPERTY, OFFERED FOR LET WITH LARGE GARDEN TO REAR\*\* Is this a newly renovated and decorated to a neutral colour, this Two bedroomed, Semi-Detached property having extended rear dining/kitchen, conveniently situated close to all local village amenities, bus routes and schools. Being an ideal starter home or a buy to let investment. The property boasts gas central heating, double glazing and comprises of: Entrance hall, modern lounge, modern attractive fitted dining/kitchen with views to rear, access to keeping cellar. To the first floor: two bedrooms and a new modern bathroom with white suite. Externally there is garden to front with on street parking, to the rear enclosed lawned garden with views. Why not arrange your viewing today with the agent ADM Residential or email after offer hours for a reply: Tel to view today.

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCEDOOR/HALL



Entrance PVCu door leading to hallway with staircase giving access to the first floor landing, door leading to:-

## LOUNGE 15'2" x 14'10" (4.62 x 4.52)



Newly renovated, spacious lounge with uPVC windows to front aspect, featuring stone fire surround with back and hearth. Telephone point, T.v.point, finished with coved ceiling and gas central heating radiator. Door leading to:-

## KITCHEN DINING ROOM 15'7" x 11'5" (4.75 x 3.48)



Newly renovated larger than average dining kitchen with window to rear aspect having long distance views. Featuring a matching range of modern base and wall units in cobalt blue with complimentary laminate work surfaces, with matching laminate

splash backs, inset stainless steel sink unit with mixer taps, Integral electric oven and electric hob with extractor hood over. Plumbing for automatic washing machine. Finished with wood effect laminate flooring, gas central heating radiator, Upvc Door leading to rear elevation:

## CELLAR

Access to a useful cellar:

## FIRST FLOOR LANDING

To the first floor landing with a window to side elevation, air flow system, doors leading to:-

## BATHROOM 7'0" x 5'9" (2.13 x 1.75)



Newly renovated bathroom with double glazed uPVC window to rear aspect, featuring a three piece bathroom suite in white with chrome effect fittings, comprising of panelled bath, hand wash basin and low level w/c. Finished with gas central heating chrome towel radiator:

## BEDROOM ONE 11'0" x 11'0" (3.35 x 3.35)



Newly decorated main bedroom with brand new grey carpet, double glazed uPVC window to front aspect and gas central heating radiator:

## BEDROOM TWO 10'5" x 7'9" (3.18 x 2.36)



Newly decorated second bedroom with brand new grey carpet, double glazed uPVC window to front aspect and gas central heating radiator:

### EXTERNALLY



The property benefits from enclosed walled garden to front with flagged area. To the back of the property there is a gated entrance to the rear garden mainly lawned garden with fenced boundaries, paved steps leading to rear door. On street parking to front:

### FURTHER INFORMATION:

Council Tax Band A

The Huddersfield Narrow Canal runs through Milnsbridge close to the River Colne. A viaduct carries the trans-Pennine Huddersfield Rail way which runs through Milnsbridge which links Leeds and Manchester via Huddersfield. Milnsbridge spreads through Cowersley to Golcar, Longwood and Paddock.

The main primary school in Milnsbridge is Crow Lane and the main high schools around the area is Royds Hall High School, Salendine Nook and Colne Valley.

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0050-0208-9304-1101-3900>

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### Council Tax Bands

The council Tax Banding is " "

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

### 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.

### 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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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- or our office mobile on Mobile Number

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

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

### 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:

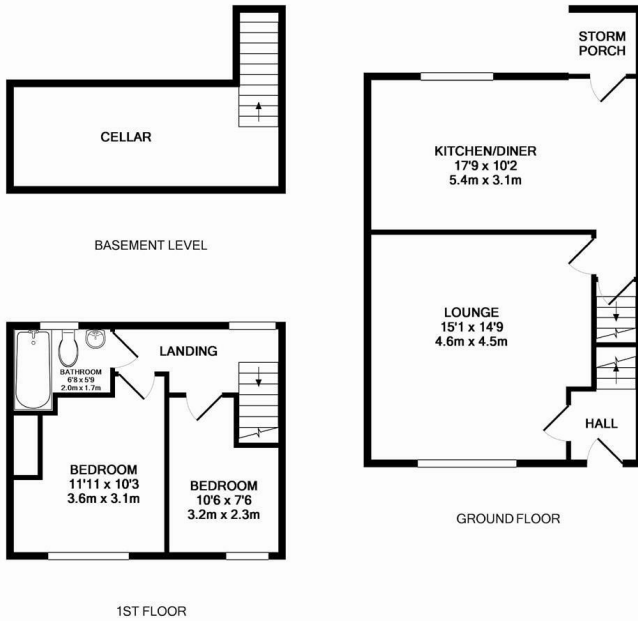
Please contact the agent to arrange a viewing we expect a high demand for this property:

PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

Security Deposit/ Bond is required On All Our Properties.

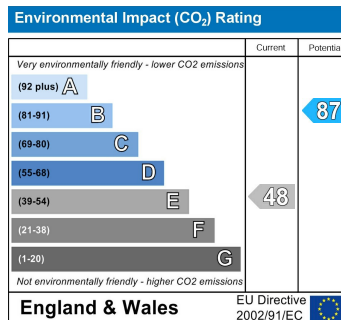
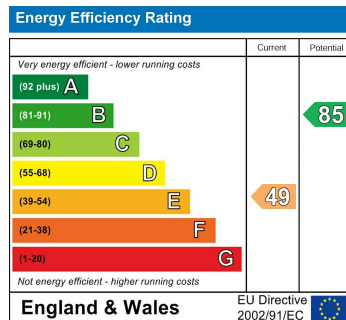
You must pass all referencing to proceed with the tenancy.

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2014

## Energy Efficiency Graph



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### 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.