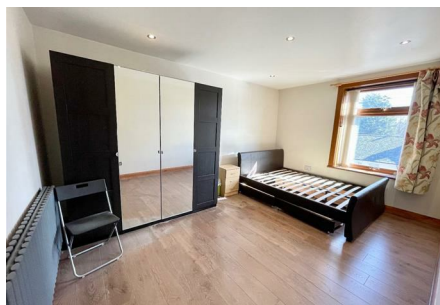




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



60 Yews Hill Road, Huddersfield, HD1 3SG

£625 Per Month

****LB**** Is this a deceptively spacious, two bedroom, stone built, terraced property set over three floors, located within this popular residential area of Crosland Moor. Situated close to all local amenities, Huddersfield, local schools, shops, busses and access to the Huddersfield University. The property offers gas central heating system and double glazing with sensors lighting in lounge. The property briefly comprising of:- entrance door, hallway, open plan lounge/ kitchen with modern fitted kitchen. To the lower floor:- a very useful storage cellar with uPVC window. To the first floor landing, large double bedroom and modern shower room. To the second floor, a double room/office with velux window. To the outside of the property a paved patio area and on street parking. Not to be missed! Please call the office on 01484 644555 to arrange your viewing today!

We are sorry but the property is, NON SMOKERS NON E-CIGARETTES & NO PETS due to allergies.

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk

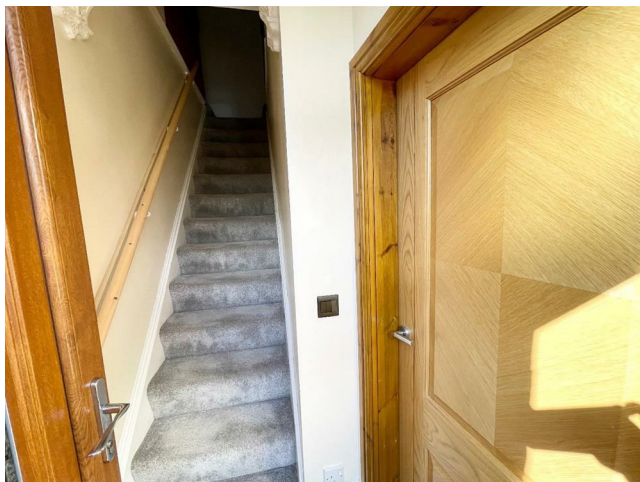
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ENTRANCE DOOR

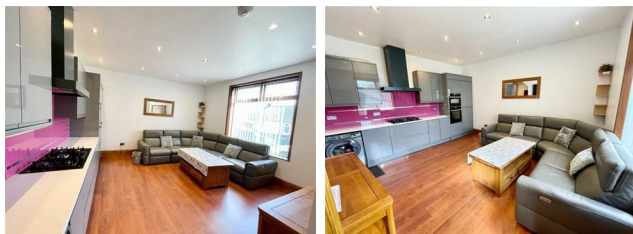
An entrance uPVC security door leads to:

HALLWAY



Entrance hallway with staircase rising to the first floor landing. Finished with wall mounted gas central heated radiator, LED lighting and door leading to:

OPEN PLAN LIVING 17'5 x 15'2 (5.18m'1.52m x 4.57m'0.61m)



A spacious open plan lounge/kitchen with an abundance of natural light via large uPVC double glazed window set to the front aspect. Being fully furnished and all white goods included. Wall mounted gas central heating radiator, LED spotlight lighting and laminate flooring:

LOUNGE AREA



Well appointed modern lounge with uPVC window to the front aspect. Fully furnished large Courbet lounge sofa and table with chest of drawers and wall mounted T.V. Finished with ceiling led spot lighting:

KITCHEN AREA



Tastefully designed modern kitchen area set to the rear of the lounge. This good spec kitchen consists of a matching range of base and wall mounted units in High Gloss grey with contrasting quartz working surfaces and a colourful splashback with an inset sink unit and a designer mixer tap. Integrated appliances comprise of fridge freezer and a washing machine. There is also a modern newly fitted electric oven and double grill, five ring gas hob with matching extractor hood over with LED under unit lights, incorporating LED kicker-lighting and a uPVC window to the side aspect. Finished with laminate flooring and LED spotlighting:
(Dishwasher TBA)

TO THE LOWER FLOOR

A door provides access to the lower floor storage rooms, housing utility meters and fuse box:

STORAGE ROOM/CELLAR

Storage room/cellar with a uPVC window for air flow (to be kept on air lock for ventilation)

TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing, access to the following rooms and storage, second staircase rises to the second floor with access fire door:

MODERN SHOWER ROOM 6'5x 5'9 (1.83m'1.52mx 1.52m'2.74m)



A fully tiled shower room with uPVC window to front aspect featuring a three piece shower room suite in white with chrome effect fittings, comprising of double shower with mains fitted water fall shower and attachment, hand wash basin and low level w/c. Finished with chrome heated towel rail, high level extractor vent for extra ventilation and tiled effect flooring:

BEDROOM ONE 15'7 x 10'2 (4.57m'2.13m x 3.05m'0.61m)



A good sized double bedroom with uPVC window to the front aspect, fitted with wardrobe to one wall, bedside unit, double bed frame and wall mounted gas central heated radiator;

TO THE SECOND FLOOR



Staircase rises to second floor landing with LED spotlighting and fire door leading to:

BEDROOM TWO 16'4x 9'4 (4.88m'1.22mx 2.74m'1.22m)



This is a good sized office or an occasional

bedroom with velux window over looking the front aspect finished with wall mounted gas central heated radiator and laminated flooring:

Please note: furnished with an office desk and chair, bed base, wardrobe and set of draws.

EXTERIOR



This property offers a paved patio area to the front aspect with on street parking. Please note bins for the rear property are housed in the garden:

ABOUT THE AREA

Croslandmoor is a district in the south west of Huddersfield, Croslandmoor begins at the junction of Manchester Road A62. The area looks overlooks the village of Milnsbridge, Golcar and Colne Valley. In Croslandmoor there is a beautiful park called Beaumont Park it is a great place to visit and perfect for long strolls. The park features summer events, band stands, children's play area, basket ball nets and football goal posts.

Primary Schools located in Croslandmoor are Croslandmoor Junior, Infants & Nursery School High Schools in Croslandmoor are Moor End Technology College.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2821-1111-4431-1661-1119>

Council Tax Bands

The council Tax Banding is "A"

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

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 youtube link.

Please ask the agents for the detail.

RENTAL INFORMATION 2023

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.

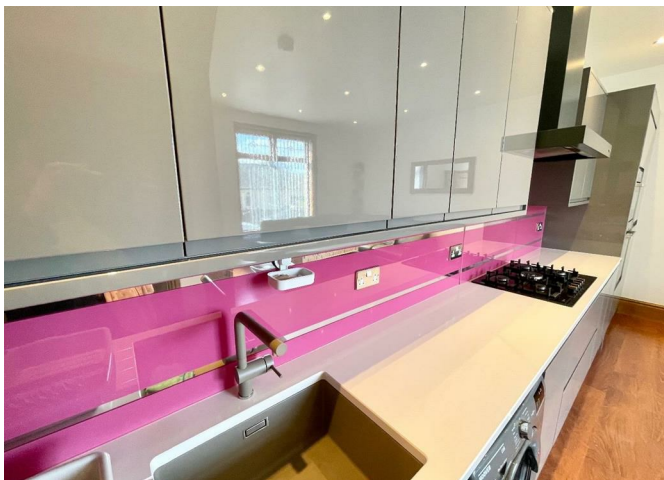
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

BOUNDARIES AND OWNERSHIPS

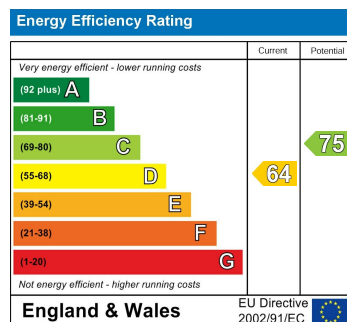
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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Energy Efficiency Graph



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