ADM ESTATE AGENTS

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263 Blackmoor Foot Road, Huddersfield, HD4 5RL

£475 Per Month

LB A fully renovated, newly decorated delightful cottage, which is decorated and finished to a high spec. This well appointed TWO BEDROOM stone built cottage, in the desirable location of Crosland Moor, being close to all local amenities, central bus routes to Huddersfield town centre, access to good schools, Beaumont Park and the Motorway Networks only a short drive. This newly renovated property which boasting gas central heating, double glazing and newly fitted kitchen and bathroom. Briefly comprising of: entrance hallway, open plan lounge/kitchen with ingle nook feature fire surround, kitchen has integrated oven and hob. To the first floor landing: two beautifully decorated bedrooms and modern bathroom with new three piece bathroom suite in white and shower over. Externally: flagged area to the front with on street parking. *VIRTUAL VIEWING AVAILABLE SOON**CURRENTLY TENANTED AVAILABLE FROM THE BEGINNING OF OCTOBER*

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The Property Ombudsman

ENTRANCE DOOR



Entrance Upvc newly fitted security door leading to :

HALLWAY

A well appointed hallway with staircase leading to the first floor, finished with exposed featured wall, ceiling light and doors to:

LOUNGE AREA 13'10" x 12'7" (4.22 x 3.84)





This delightful open plan lounge area features an inglenook fire place as the main focal point. Boasting uPVC window to the front elevation, gas central heating radiator, finished with newly fitted carpets:

KITCHEN AREA





Beautifully designed open plan kitchen area with newly fitted soft close units in High Gloss White. Contracting laminated work surfaces with satin chrome effect fixings and matching tiled splash backs. Electric four ring glass hob and electric fan oven with a stainless steel extractor hood over. Inset stainless steel sink unit with drainer and chrome effect mixer tap, Finished with wood effect flooring, ceiling lighting and plumbing for a washing machine:

LANDING





To the first floor landing with doors leading to:

BATHROOM 9'9" x 4'9" (2.97 x 1.45)





A partly tiled, modern fitted, three piece bathroom suite in white with chrome effect fixings: comprising of:- panel bath with shower over and splash screen, pedestal hand wash basin and a low level flush W.C. Finished with newly fitted vinyl flooring, chrome heated towel rail and a fitted extractor fan:

BEDROOM ONE 10'1" x 9'1" (3.07 x 2.77)





A well appointed double bedroom with uPVC window to the front elevation, beautifully decorated to a high spec with a feature exposed stone fire place and internal light, gas central heated, finished with newly fitted carpet flooring:

BEDROOM TWO 7'9" x 6'1" (2.36 x 1.85)





This second bedroom has a uPVC double glazed window to front elevation, bulk head storage shelve, and gas central heated radiator:

EXTERNALLY



Property has a small flagged frontage with stone wall boundaries.

ABOUT THE AREA

The property is situated with easy access to a all local shops, schools, and motorway net works. Huddersfield town centre is a few minute's away, as are rail links which give access to all nearby towns and cities:

Council Tax Bands

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

RENTAL INFORMATION 2020

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:

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.

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.

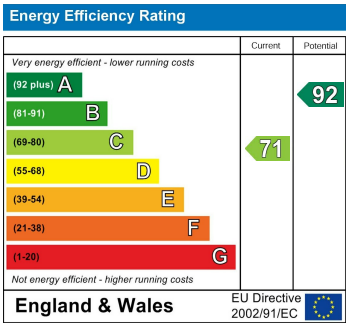


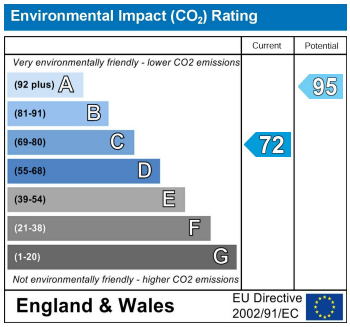






Energy Efficiency Graph





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.