ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT









45 Forest Road, Huddersfield, HD5 8EU

£575 Per Month

UNDER APPLICATION "OFFERED TO LET by ADM RESIDENTIAL "RECENTLY DECORATED" "CHARMING TWO BEDROOM BUNGALOW" "VERY WELL PRESENTED" Is the delightful two bedroom bungalow ideally suited to semi-retired or retired tenants. Situated in this popular area being close to all local amenities, bus routes and schools with easy access to Ravensknowle Park and Huddersfield town centre. With a pleasant woodland aspect, the property boasts gas central heating and double glazing and comprises of:- Entrance hallway, kitchen, good sized lounge with box bay window, modern bathroom and two double bedrooms. Externally the property offers lawned garden to the front aspect with tarmac driveway to the side elevation. Viewing is highly recommended. Please telephone ADM Residential on 01484 644555 to arrange a viewing, this property is not to be over looked. (Perfect for an elderly couple or mature tenants looking for long term) "NON PET PROPERTY DUE TO ALLERGIES" EPC RATED “C”

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk

The Property Ombudsman

ENTRANCE SIDE DOOR
An entrance Upvc side door which leads to:

HALLWAY



Reception hallway with access to a loft hatch, wall mounted gas central heated radiator doors lead to:

LOUNGE





KITCHEN





:

BATHROOM



BEDROOM ONE



BEDROOM TWO



EXTERNALLY



EXTRA PHOTOS





Additional photographs:

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.

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/ Retired or Semi- Retired 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 AREA

About the area are as follows:
Almondbury is covered by the Kirklees Council, Schools are Almondbury High School, Almondbury Junior School, Greenside Infant and Nursery School, King James School, local village shops, restaurants, doctor's and dental surgeries within easy reach and regular bus services to Huddersfield Town Centre within easy access. Dalton Primary School Huddersfield, Dalton Junior, Infant and Nursery School, Netherhall Learning Campus.

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.

EPC

https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8309-7322-7000-0027-8226

Tenancy Details

Please note property will be vacant by previous tenants with one months notice:

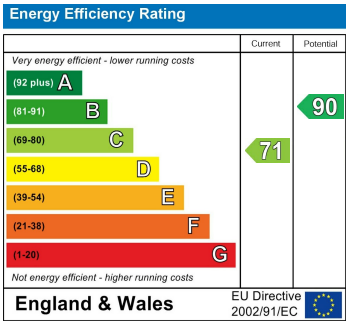


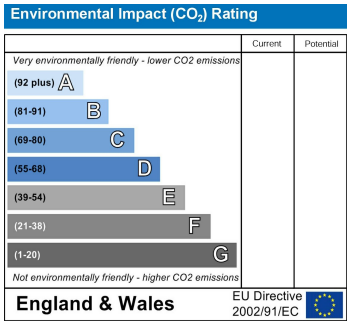






Energy Efficiency Graph





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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