ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT









11 Netherend Road, Huddersfield, HD7 5EA

£895 Per Month

UNDER APPLICATION *SET WITHIN THIS PRIME LOCATION OF SLAITHWAITE VILLAGE* ADM Residential are pleased to market this newly renovated and newly decorated *TWO BEDROOM* property having been finished to a beautiful standard throughout! Offered for LET is this stone built, through terraced property situated in this popular area of Slaithwaite being close to all local amenities, bus routes and schools and easy access to motorway Networks. Ideally suited for a professional tenant or couple. The property boasts double glazing, gas central heating and newly fitted, stylish internal doors with accommodation briefly comprising of: Entrance door leading to a hallway, spacious lounge with newly fitted carpets, modern fitted kitchen with integral slimline dishwasher and under counter fridge with access to a cellar with plumbing for washing machine. To the first floor landing: Newly fitted shower room and two good sized double bedrooms. Externally the property offers hard standing gardens to the front and rear aspect with on street parking. Viewings are highly recommended! Please call ADM Residential to arrange your viewing today!

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 DOOR



UPVC entrance door leading to:

HALLWAY



Entrance hallway having been newly decorated with newly fitted carpets, staircase leading to the first floor landing, wall mounted gas central heated radiator and door leading to:

LOUNGE 15'1" x 11'6" (4.60m x 3.53m)



A spacious lounge with uPVC window overlooking the front aspect. Having been newly decorated with newly fitted carpets. Finished with wall mounted thermostat control, useful under stairs storage cupboard, wall mounted gas central heated radiator and door leading to:

KITCHEN 9'1" x 7'8" (2.77m x 2.34m)



Beautifully finished, newly fitted modern kitchen with uPVC window and door leading to the rear garden. Featuring a matching range of soft close base and wall mounted units in High Gloss White with complimentary laminate effect working surfaces and matching tiled splash backs, inset black resin sink unit with drainer and mixer tap. Newly fitted integral electric oven, four ring electric hob with stainless steel extractor hood over and wall mounted comb-boiler. Finished with inset slimline dishwasher, under counter fridge, wall mounted gas central heated radiator and vinyl effect flooring. Door leading to:

CELLAR

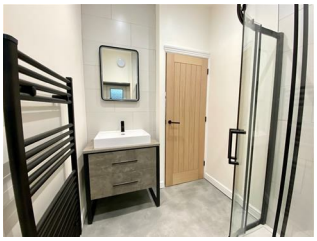
Useful cellar with plumbing for an automatic washing machine:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to:

SHOWER ROOM 6'0" x 5'8" (1.85m x 1.75m)




Newly fitted, partly tiled modern shower room with uPVC opaque window to the rear aspect. Featuring a three piece suite in matt black and white comprises of: corner shower cubicle with mains fitted shower and sliding glass doors, hand wash vanity basin and low level flush w/c. Finished with wall mounted heated towel rail and vinyl effect flooring:

BEDROOM ONE 12'2" x 12'0" (3.73m x 3.68m)





Good sized, double bedroom with uPVC twin aspect windows to the front aspect having been newly decorated with newly fitted carpets. Featuring built-in wardrobes and built-in storage cupboards, finished with wall mounted gas central heated radiator:

BEDROOM TWO 11'8" x 8'2" (3.58m x 2.51m)




Second good sized bedroom with uPVC window to the rear aspect having been newly decorated with newly fitted carpets. Finished with wall mounted gas central heated radiator:

EXTERNALLY



The property boasts a front garden to the front aspect with stone wall boundary and on street parking. To the rear is a hard standing patio area with steps leading to a raised areas and enclosed with fenced boundaries:

EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/9340-2211-8120-2992-3735

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: Slaithwaite Junior & Infant School, Wellhouse Junior & Infant School, Wilberlee Junior & Infant School, Colne Valley High School.

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

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 youtub link.
Please ask the agents for the detail.

RENTAL INFORMATION 2022

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.

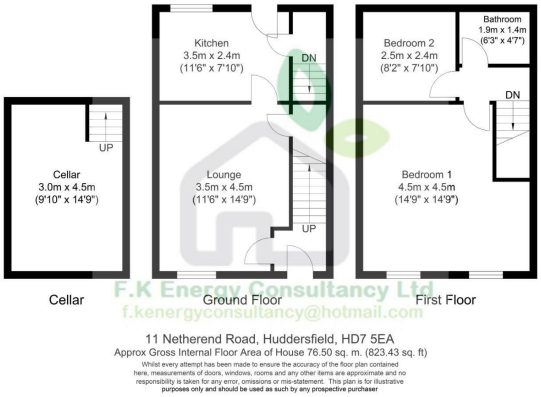
DISCLAIMER

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.
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Floor Plan

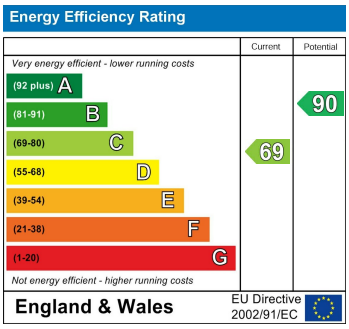


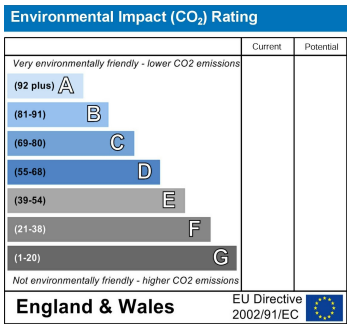
F.K Energy Consultancy Ltd
f.kenergyconsultancy@hotmail.com

11 Netherend Road, Huddersfield, HD7 5EA
Approx Gross Internal Floor Area of House 76.50 sq. m. (823.43 sq. ft)

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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

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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