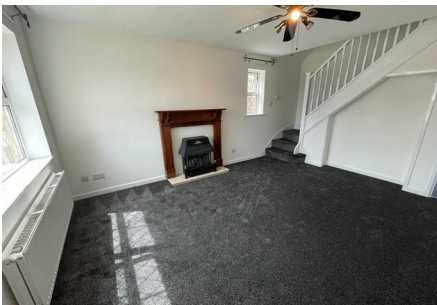




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 31 Mulberry Court, Huddersfield, HD7 4DN

**£650 Per Month**

**\*UNDER APPLICATION\*** ADM Residential are pleased to offer to market **\*TO RENT\*** this very well appointed, "TWO" double bedroom, semi-detached property **\*NEWLY DECORATED\*** and **\*NEWLY FITTED CARPETS\***. The property is situated in this very popular area of Golcar, ideally positioned for easy access to all local amenities, bus routes and local schools. Boasting gas central heating system along with uPVC double glazing, the accommodation comprises of:- Entrance vestibule leading to tastefully decorated lounge, a modern dining kitchen overlooking rear aspect and under stairs storage cupboard. To the first floor landing: there are two double bedrooms and a partly tiled house bathroom. Externally the property offers laid to lawn garden to the front aspect with large tarmac driveway providing ample off road parking. To the rear is a private, flagged and tiered garden with patio area. Ideal for a professional couple or small family! **\*RENT £650.00 BOND £750.00\*** Tel ADM Residential today! **\*VIRTUAL VIEWING AVAILABLE\***

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)



## ENTRANCE DOOR

A uPVC entrance double glazed door leads to:

## VESTIBULE

A welcoming vestibule, finished with wall mounted central heating radiator and door leading to:

## LOUNGE



Spacious lounge with newly fitted carpet, uPVC window overlooking the front garden and side aspect, which offer a good deal of natural light. Featuring an inset coal effect gas fire with Marble hearth. Finished with T.V point, Telephone point, wall mounted gas central heating radiator and spindle staircase rising to the first floor landing. Door leading to:

## DINING KITCHEN



This dining kitchen is set to the rear aspect with uPVC window and double glazed door providing access to the rear garden. Featuring a matching range of base and wall mounted units in Beech wood effect with complimentary roll edged laminated working surfaces and matching tiled splash backs. Incorporating a stainless steel sink unit with drainer and mixer tap, integral electric oven with a four ring gas hob and extractor hood over. There is plumbing available for a washing machine and space for a fridge freezer with access to a useful under stairs storage cupboard. Finished with wall mounted gas central heating radiator and tiled effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



A spindle staircase rises to the first floor landing and doors leading to:

## BEDROOM ONE



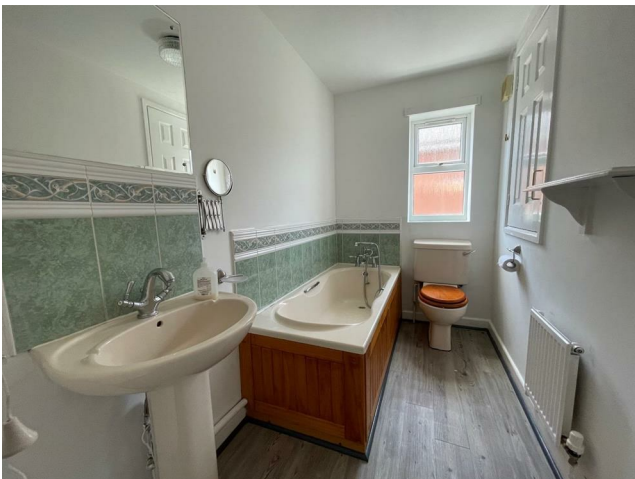
A great sized, double bedroom with newly fitted carpet and uPVC window to the front aspect with ample space for wardrobes. Finished with wall mounted gas central heating radiator:

## BEDROOM TWO



Second double bedroom with newly fitted carpet and uPVC double glazed window to the rear aspect. Finished with a useful storage cupboard and a wall mounted gas central heating radiator:

## HOUSE BATHROOM



A partly tiled, house bathroom with uPVC opaque window to the side aspect, featuring a three piece bathroom suite with chrome effect fittings. Comprising of: pine wood panelled bath with shower attachment, hand wash pedestal basin and a low level flush w/c. Finished with useful storage cupboard, extractor fan and wall mounted gas central heating radiator:

## EXTERNALLY



Externally boasting laid to lawn garden to front aspect and large, tarmac driveway providing ample off road parking for two vehicles. To the rear, there is a flagged and tiered garden with patio area and fenced boundaries. An ideal space for taking full advantage of the summer months:

## About The Area GOLCAR

Local schools in the Golcar area are as follows: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

## Council Tax Bands

The council Tax Banding is "B"

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

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8334-7721-2760-8729-3996>

## 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](mailto: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.

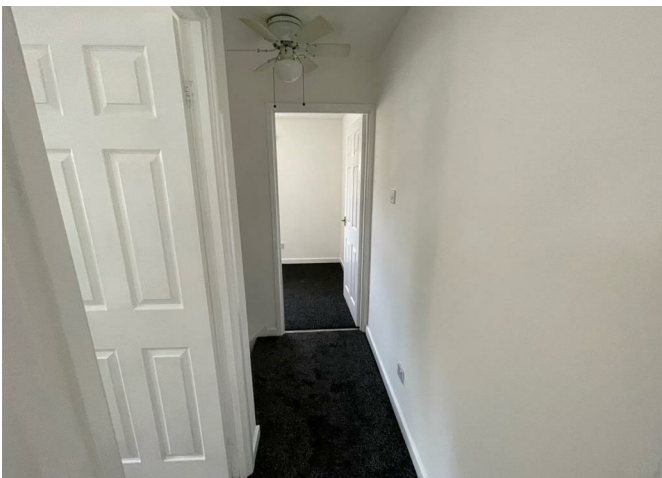
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

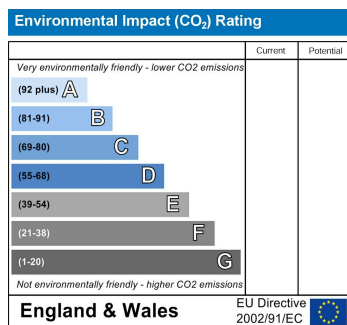
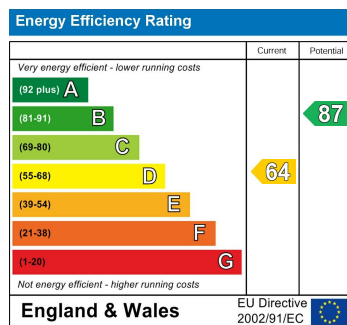
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.



### 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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