



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



245 Blackmoorfoot Road, Huddersfield, HD4 5RL

£450 Per Month

UNDER APPLICATION ADM RESIDENTIAL are pleased to offer ***TO RENT*** this rear stone built, terrace property, which also benefits from a low maintenance, southerly facing garden. This well decorated ***ONE*** bedroom property is situated in the popular residential 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 away. Accommodation boasts gas central heating and double glazing throughout briefly comprising of: entrance uPVC door, hallway, open plan lounge/kitchen area and access to the cellar. To the first floor landing with useful bulk head storage, larger than average bedroom and modern shower room with three piece suite in white. Externally there is a southerly facing, flagged garden to the rear with on street parking to the front aspect on Blackmoorfoot Road. Internal viewing is highly recommended, book your viewing today! Call the agent on 01484 644555 ***VIRTUAL VIEWING AVAILABLE SOON***

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



Upvc entrance door to the rear of the property leads to:

HALL

Entrance hall with staircase rising to the first floor landing, wall mounted gas central heated radiator and wood effect flooring. Archway leading to:

OPEN PLAN LIVING/KITCHEN 14'8 x 12'9 (4.47m x 3.89m)



Open plan kitchen and living space:

KITCHEN AREA



Kitchen area with Upvc window overlooking to rear garden, featuring a matching range of base and wall mounted units in Beech wood effect, complimentary laminated working surfaces and tiled splash backs. Incorporating stainless steel sink unit with drainer and mixer tap, electric cooker, plumbing for washing machine and condenser dryer and space for under counter fridge/freezer. Finished with built-in storage cupboard, wall mounted Viessmann boiler (Installed February 2020) and wood effect flooring:

LIVING AREA



This delightful open plan lounge area features T.V point, telephone point, wall mounted gas central heated radiator and finished with wood effect flooring:

TO THE FIRST FLOOR LANDING



To the first floor landing with access to a useful bulkhead storage cupboard. Doors leading to:

BEDROOM ONE 14'8 x 10'2 (4.47m x 3.10m)



Larger than average tastefully decorated bedroom with Upvc window over looking the rear aspect, featuring stone featured fireplace with tiled hearth. Finished wall mounted gas central heated radiator:

BATHROOM 6'6 x 6'3 (1.98m x 1.91m)



A three piece bathroom suite in white with chrome effect fixings: comprising of:- step-in shower cubicle with glass sliding doors and mains fitted shower, hand wash pedestal basin and a low level flush w/c. Finished with tiled effect vinyl flooring, wall mounted gas central heated radiator, panelled ceiling and tiled splash back:

EXTERNALLY



Externally the property boasts well kept, low maintenance southerly facing flagged garden with hedge, fence and wall boundaries. Right of access to neighbouring properties:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Blackmoor Foot is to the south west of Huddersfield town centre. The electoral ward of Crosland Moor and Netherton, in the Colne Valley constituency. The area of Crosland Moor includes Beaumont Park, Crosland Hill and Walpole and has a population of 9,085 according to the 2001 census. Crosland Moor begins at the junction of the Manchester Road A62 and Blackmoorfoot Road the main thoroughfare. The area rises up the hillside to overlook the areas of Milnsbridge and Golcar in the Colne Valley.

Schools: Moor End Academy (formally Moor End Technology College) is Crosland Moor's secondary school based on Dryclough Road near Beaumont Park. Crosland Moor Junior and Infants schools are also on Dryclough Road.

Council Tax Bands

The council Tax Banding is "A"

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

EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8639-3220-0109-0889-0292>

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 via Property Tours.

Please ask the agents for the details.

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. 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.

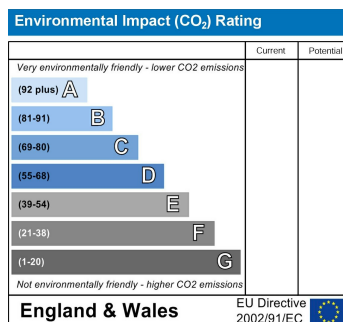
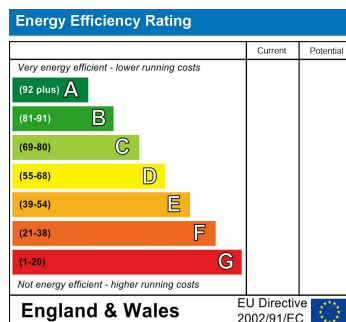
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Energy Efficiency Graph



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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