



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

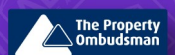


## 4 Dodds Royd, Huddersfield, HD4 7LZ

**£550 Per Month**

**\*\*UNDER APPLICATION\*\* \*\*NEWLY DECORATED\*\*WELL APPOINTED\*\* TWO BEDROOM PROPERTY\*\* "NOW READY TO MOVE INTO" Marketed by ADM RESIDENTIAL is this two bedroom though by light property, offering woodland views of the valley to the rear aspect. Ideally located close to all local amenities, schools and bus routes, being positioned in this popular residential location close to Huddersfield town centre. In brief, the accommodation comprises of:- Entrance uPVC door, hallway, a spacious living room with views to the rear and small kitchenette. To the first floor landing: house bathroom and two bedrooms. The property has recently been decorated throughout, having gas central heating and double glazing. Externally, the property offers a flagged enclosed garden area to the front and on street parking. For more information or to arrange a viewing please contact the agent! \*VIEWINGS HIGHLY RECOMMENDED\* \*THIS PROPERTY IS UNFURNISHED\***

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## ENTRANCE DOOR

Entrance door leading to:

## HALLWAY



Hallway with wall mounted combi-boiler, wall mounted gas central heated radiator and staircase leading to first floor. Door leading to:

## LOUNGE 16'1" x 12'4" (4.90 x 3.76)



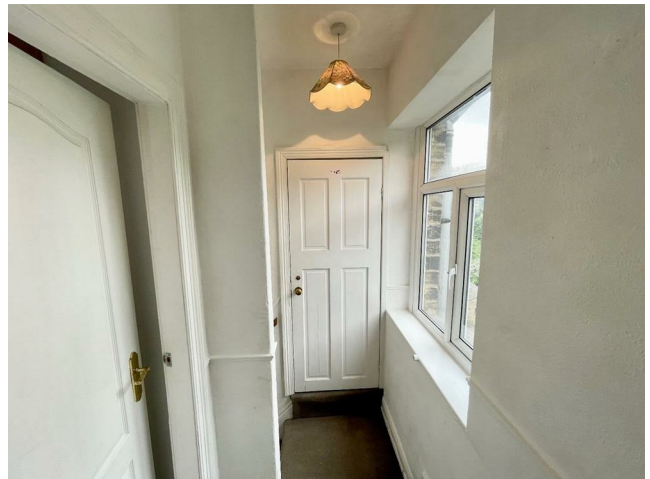
A well presented newly decorated, spacious lounge with uPVC double glazed windows to the front and the rear elevation with delightful woodland views. Featuring fire surround with inset electric fire, telephone point, TV point, gas central heating radiator and doors leading to:

## SEPARATE KITCHEN 6'1" x 6'1" (1.85 x 1.85)



The kitchen is set off the lounge with uPVC double glazed window to the rear elevation, featuring a matching range of base and wall units in off white with wood trim, complimentary laminate work surfaces and tiled splash backs, incorporating a a ½ bowl sink unit with side drainer, gas cooker point, plumbing for automatic washing machine and finished with vinyl flooring:

## TO THE FIRST FLOOR



Staircase rises to the first floor landing with window to the rear aspect with views over the woodlands, doors leading to:

### BEDROOM ONE 16'5" x 8'4" (5.00 x 2.54)



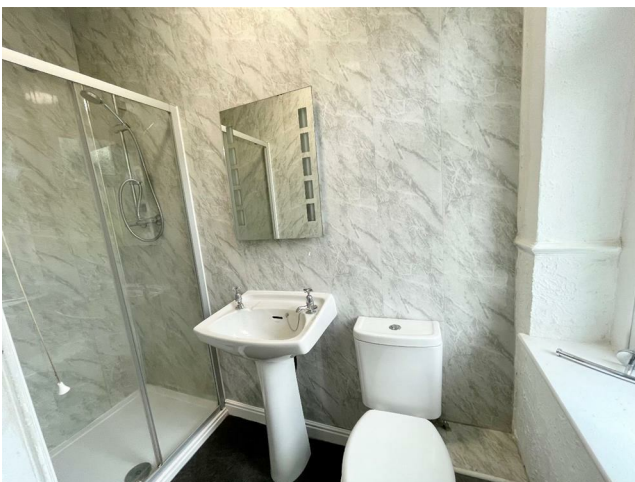
Tastefully appointed double bedroom with uPVC double glazed window to the front elevation, fitted wardrobes and wall mounted gas central heating radiator:

### BEDROOM TWO 12'0" x 6'0" (3.66 x 1.83)



Tastefully appointed second bedroom with uPVC double glazed window to the front elevation and wall mounted gas central heating radiator:

### HOUSE SHOWER ROOM 5'1" x 4'0" (1.55 x 1.22)



Newly fitted, partly tiled shower room with uPVC opaque window to the rear aspect, featuring a three piece shower suite in white with chrome effect fittings. Comprises of: double shower cubical, hand wash pedestal basin and low level flush W/C. Finished with tiled flooring:

### EXTERNALLY



To the front of the property there is an enclosed flagged garden and on street parking:

### 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: Berry Brow Infant school and Berry Brow Nursery School, Newsome Junior School, Castle Hill School, Newsome High School, Kings James School, Moor End Technology College

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.

### 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](mailto: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 .

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8974-7025-2920-8358-2906>

### **RENTAL INFORMATION 2023**

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.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.

### **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.

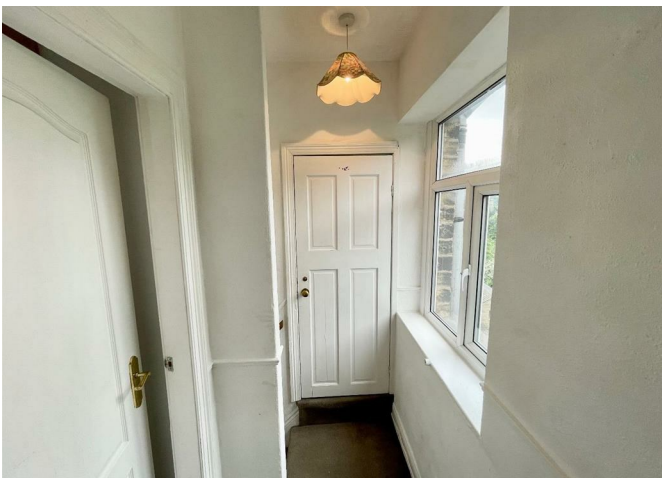
### **DISCLAIMER**

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.

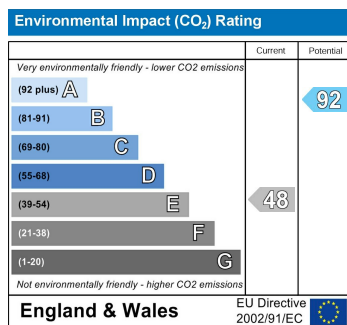
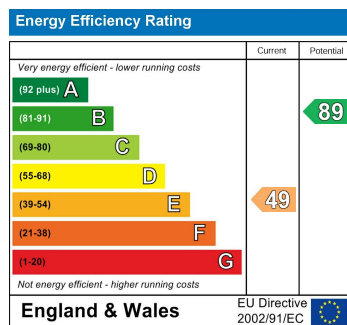
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.



### Energy Efficiency Graph



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