



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



**48 Leymoor Road, Huddersfield, HD3 4SW**

**£450 Per Calendar Month**

**\*\*UNDER APPLICATION\*\* \*READY TO MOVE IN TO HOME\* \*NEWLY DECORATED THROUGHOUT\* \*NEW CARPETS THROUGHOUT\***  
**\*\*POPULAR LOCATION OF LONGWOOD\*\* \*\*CLOSE TO ALL LOCAL SCHOOLS, NURSERIES AND AMENITIES\*\*** This one bedroom, inner stone built terrace property is situated in this much sought after location of Longwood boasting a garden to the front aspect and on street parking. Excellent transport links to Huddersfield town centre and good commuter links to M62 motorway network. The property has the benefit of uPVC double glazing throughout and gas central heating system. The accommodation briefly comprises of: Entrance uPVC door leading to a vestibule, open plan, well appointed lounge/kitchen with window to front aspect, modern fitted kitchen with white goods, lounge area, staircase leads to the first floor landing, a large bedroom with fitted wardrobes further built in storage and a modern house bathroom with a well appointed modern bathroom suite in white. Externally there is a neatly kept garden to front, on road parking. Viewing is highly recommended to appreciate the standard of the accommodation on offer! Call ADM Residential on 01484 644555 to arrange your viewing today!

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)



### Rear Entrance Door

UPVC entrance door leading to:

### Vestibule



Entrance vestibule with door leading to:

### Open Plan 16'2" x 14'1" (4.93 x 4.29)



Modern, newly decorated and newly carpeted open plan living/kitchen area:

### Kitchen Area 10'1" x 5'1" (3.07 x 1.55)



A modern kitchen area having been newly decorated with uPVC window overlooking the front garden. Featuring a matching range of base and wall mounted units in Beech wood effect with complementary laminate rolled edge working surfaces, contrasting tiled splash backs, stainless steel sink unit with drainer and mixer tap and electric cooker with double oven. Finished with wall mounted gas central heated radiator and newly fitted, wood effect vinyl flooring:

### Lounge Area



This well appointed, newly decorated and newly carpeted lounge area with uPVC window to the front aspect. Finished with under stairs storage and wall mounted gas central heated radiator. Staircase to:

## To The First Floor Landing



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

## House Bathroom 10'1" x 4'10" (3.07 x 1.47)



Recently fitted, partly tiled, modern house bathroom with uPVC opaque window to the front aspect. Featuring a three piece bathroom suite in white and chrome effect fittings. Comprising of: panelled bath with mains shower over and glass splash screen, hand wash vanity basin and low level flush w/c. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

## Bedroom One 65'0" x 7'10" (19.8 x 2.39)



A good sized double bedroom having been newly decorated and newly carpeted with uPVC window overlooking the front aspect, featuring fitted

wardrobe/storage to one wall and finished with a wall mounted gas central heated radiator:

## Externally



Externally the property boasts pebbled garden with paved paths and fenced areas. On street parking:

## Council Tax Bands

The council Tax Banding is "A"

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

## About The Area

Local schools in the Longwood 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

## 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.

## RENTAL INFORMATION 2023

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE

TO ALLERGIC REACTION TO PETS. THE LANDLORDS WILL ACCESS TO REPAIR - INSPECT

#### 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

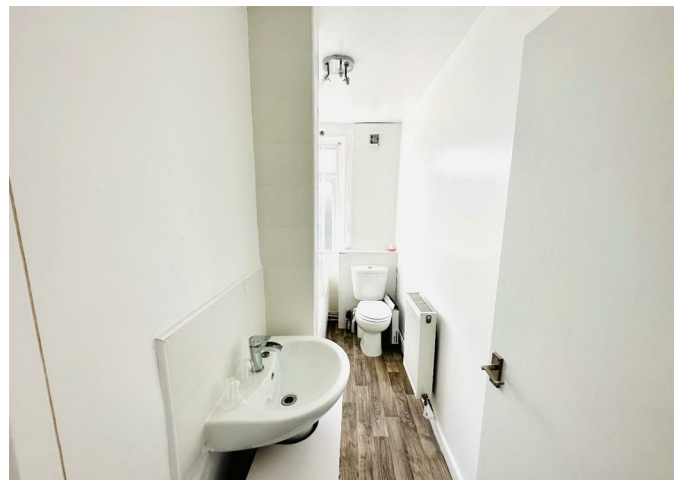
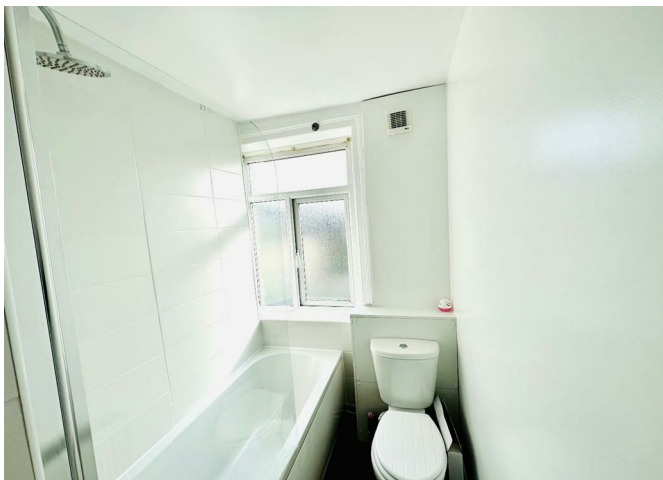
prior to ordering any fixtures, fittings or furnishings.

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.

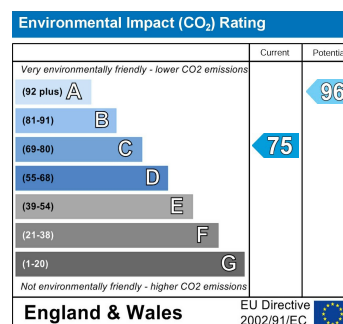
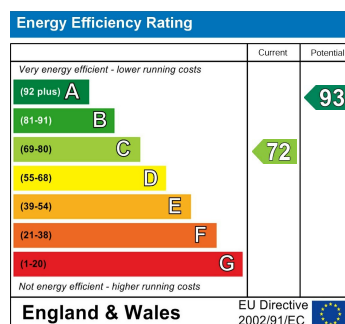
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## Energy Efficiency Graph



### 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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