ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT









1 Taylor Street, Huddersfield, HD7 4BR

£900 Per Month

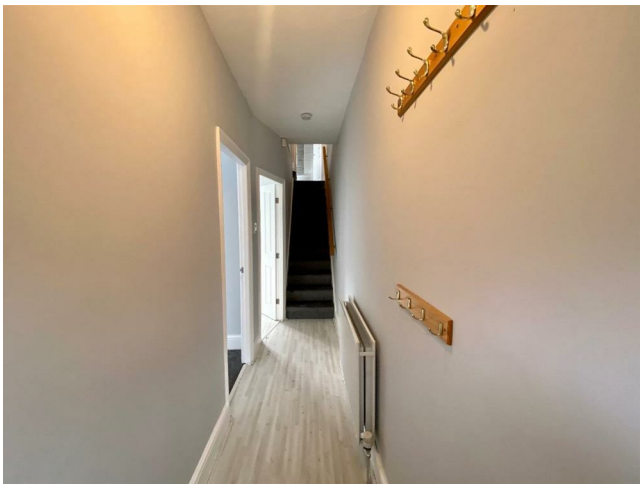
ADM RESIDENTIAL ARE DELIGHTED TO OFFER FOR RENT Occupying this much sought after position of Golcar in the Colne Valley *AVAILABLE TO LET* by ADM RESIDENTIAL **PRIME LOCATION OF GOLCAR** This two bedroomed, stone built, end terraced property located within this popular residential area of Golcar. Situated close to all local village amenities, schools and the Motorway Network. The property offers gas central heating system and double glazing and a security alarm, briefly comprising of:- entrance door, reception hallway, spacious lounge with bay window, modern dining area with patio doors and a modern kitchen area. To the first floor landing: two double bedrooms with built-in wardrobes and a three piece modern bathroom suite in white. Externally there are gardens to front and rear with on street parking. Internal viewing is highly recommended, call us on 01484 644555 to book an appointment!

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
Entrance door leads to:

Reception Hallway



A reception hallway with staircase leading to the first floor and doors leading to:

Lounge With Bay Window 12' x 10'9 (3.66m x 3.28m)




A beautifully presented and tastefully appointed modern lounge with a featured bay window to the front elevation giving abundance of natural light, featured coved ceiling, telephone and television points, wall mounted featured radiator:

Open Plan Dining Area 11'5 x 11'8 (3.48m x 3.56m)




A delightful good sized second reception room with uPVC doors leading to the rear decked garden, under stairs storage cupboard, wall mounted featured radiator:

Kitchen Area 9'9 x 5'6 (2.97m x 1.68m)




A stunning, modern fitted kitchen with Upvc twin aspect window to the rear elevation, features a matching range of base and wall units in High Gloss, contrasting granite work surfaces with inset sink unit and mixer tap finished with matching edged backs. There is integrated appliances such as an automatic washing machine, fridge freezer, dish washer, an integrated four ring electric hob, electric fan oven and grill with extractor hood over. Finished with laminate wood effect flooring:

To The First Floor



To the first floor landing with spindle banister, doors giving access to all the rooms:

House Bathroom 8'2 x 5'9 (2.49m x 1.75m)




A fully tiled, modern house bathroom with uPVC window to the rear elevation finished with chrome effect fittings, comprises of a three piece bathroom suite in white, comprising of panelled P-shape bath, mains fitted shower over, hand wash vanity basin and a low level flush W/C, finished with chrome heated towel rail and vinyl flooring and heated towel rail.

Bedroom One 14'6 x 12'2 (4.42m x 3.71m)




A delighted double double bedroom with uPVC windows to the front aspect, wall mounted gas central heated radiator and fully fitted wardrobes to one wall:

Bedroom Two 11'2 x 9'8 (3.40m x 2.95m)



A second double bedroom with uPVC window to rear aspect, wardrobe and a wall mounted gas central heated radiator:

Externally




Well appointed garden to front elevation with gated access and a stone wall boundary. To the rear an enclosed garden with decked patio/ seating area, paved and stepped paths leading to a lawned garden and outside storage shed. This is ideal for a private gardener and dining in the summer months:

Shed

Useful outdoor shed:

ABOUT THE AREA

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

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town center. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary is approximately one mile away.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:
Tel-01484 644555
Mobile Number 07780446202
Email - sales@admresidential.co.uk

RENTAL INFORMATION 2025

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.

Council Tax Bands

The council Tax Banding is "B"
Please check the monthly amount on the Kirklees Council Tax Website.

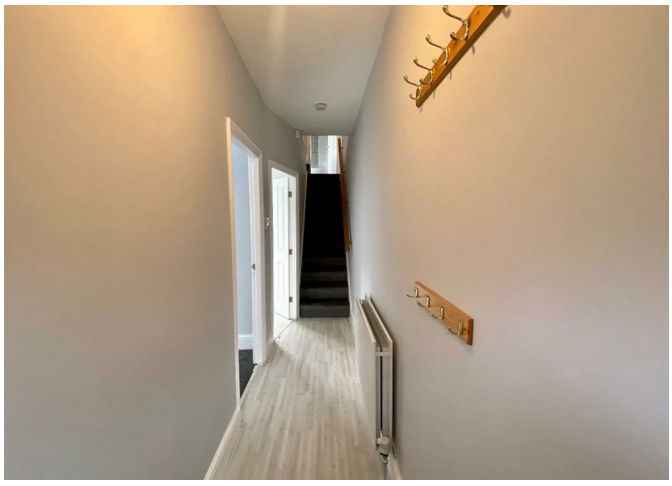
DISCLAIMER

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.

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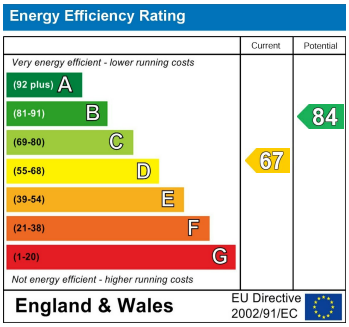


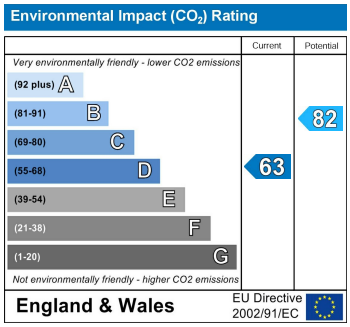






Energy Efficiency Graph





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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