



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



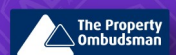
78 Bradley Road, Huddersfield, HD2 1QY

£950 Per Month

RECENTLY REDUCED ***AVAILABLE FROM THE 1ST AUGUST*** "OFFERED FOR RENT" This beautifully presented, recently renovated throughout and finished to a high spec ***END TOWN HOUSE*** This three bedroom residence offers corner plot gardens and off road parking. Situated in this extremely popular area of Bradley of this picturesque town of Huddersfield, located close to the M62 Motorway network, Flockton and Wakefield with well-regarded schools and local village amenities. The property boasts gas central heating and double glazing throughout with security alarm system, offering spacious family sized accommodation which briefly comprises of: Entrance door leading to hallway, a spacious lounge, well appointed dining kitchen with door leading to the rear garden. To the first floor landing: three good sized bedrooms and a newly fitted modern house bathroom. Externally is a well cared for garden to the front, side and rear elevation with path and off street parking. Internal viewing is highly recommended ***BY APPOINTMENT ONLY*** Telephone the Agent ADM Residential on 01484 644555 to arrange your appointment. PLEASE NOTE, IDEALLY SUITED TO A KEEN GARDENER AS YOU HAVE TO MAINTAIN THE LARGE GARDENS ***VIRTUAL VIEWING AVAILABLE*** ***LONG TERM ONLY***

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ENTRANCE DOOR

An entrance uPVC door leads to:

HALLWAY



A welcoming, well appointed entrance hall with wall mounted gas central heated radiator, finished with built in shoe storage shelves, coat hooks and tiled flooring. Doors leading to:

LOUNGE 13'9 x 10'2 (3.96m'2.74m x 3.05m'0.61m)



A stunning lounge with box bay uPVC windows to the front aspect, beautifully decorated with wall mounted gas central heated radiator, TV point, telephone point and doors leading to:

DINING KITCHEN 14'6 x 8'4 (4.27m'1.83m x 2.44m'1.22m)



Modern dining kitchen which is set to the rear aspect, having uPVC double glazed windows overlooking the rear garden and uPVC door.

Featuring fully fitted kitchen comprising of base and wall mounted units in Grey, laminate working surfaces and tiled splash backs. Incorporating a resin sink unit with drainer and mixer taps, built in electric oven, microwave and electric four ring hob with extractor hood over. There is also a integrated dishwasher, washing machine and fridge freezer, ample space for dining table and chairs. Finished with ceiling spot lighting, wall mounted gas central heated radiator and tiled flooring:

TO THE FIRST FLOOR LANDING



To the first floor landing with access to all bedrooms, there is storage space over the staircase and access to the loft hatch. Finished with ceiling light, smoke alarm and wall mounted gas central heated radiator:

BATHROOM 5'8 x 5'7 (1.52m'2.44m x 1.52m'2.13m)



A fully tiled, well designed house bathroom with uPVC opaque double glazed window to the rear aspect. Featuring a three piece bathroom suite in white and chrome effect fittings, comprising of: a panelled bath with waterfall mixer tap, waterfall shower over and a bi-folding shower screen,

incorporating a hand wash vanity basin with low level flush w.c. Finished with inset ceiling spot lighting, wall mounted gas central heated towel rail and tiled flooring:

BEDROOM ONE 13'6 x 8'5 (3.96m'1.83m x 2.44m'1.52m)



Generously sized double bedroom with uPVC window to the front aspect. Having been newly decorated and finished with wall mounted t.v point and wall mounted gas central heating radiator:

BEDROOM TWO 9'2 x 8'5 (2.74m'0.61m x 2.44m'1.52m)



A second bedroom with uPVC window to the rear aspect. Having been newly decorated and finished with a wall mounted gas central heating radiator:

BEDROOM THREE 8'4 x 6'9 (2.44m'1.22m x 1.83m'2.74m)



A third well appointed bedroom with uPVC window to the front aspect. Having been newly decorated and offering bulk head storage. Finished with wall mounted gas central heating radiator:

EXTERNALLY



The property benefits from a well kept corner plot gardens to the front and side aspect with mainly laid to lawn areas, flower borders and mature shrubs with paved paths and steps leading to the side and rear. The rear of the property offers a private patio area. Finished with shrubs, flowers beds, fenced and wall boundaries and access to the rear via a gate. It is an ideal space for enjoying the summer months.

PLEASE NOTE: You will be required to use a gardener if the gardens are not kept in good condition:

FURTHER PHOTOS



A selection of further photos:

ABOUT THE AREA

About the area are as follows:

The property is set in the most convenient location having local shops on Bradley & Leeds Road, walks, Brighouse, Mirfield & Huddersfield Town centres and the M62 corridor perfect for commuters.

Local Schools: St Patrick's Catholic Primary Academy, The Mount School, Birkby Junior School, St Thomas Primary School, Fixby Junior & Infant School

Conveniently located approximately .5 miles from junction 26 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

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

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/8034-0129-1300-0955-4222>

RENTAL INFORMATION 2024

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.
PROPERTY HAS LARGE GARDENS WHICH YOU WILL REQUIRE TO KEEP TO THE ORIGINAL CONDITION OF CHECK IN.
NO 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.

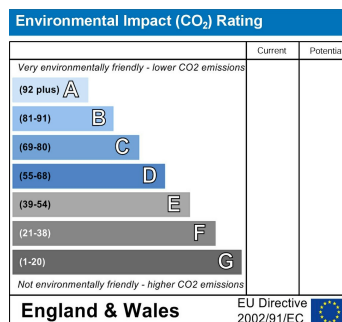
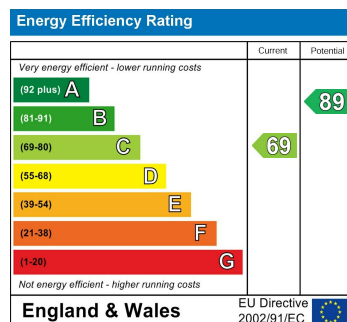
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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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