



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



**102 Lindley Moor Road, Huddersfield, HD3 3RN**

**£750 Per Week**

**\*READY TO VIEW NOW! \*OFFERED TO RENT BY ADM RESIDENTIAL\* A SINGLE PERSON OR A COUPLE PREFERRED!** Welcome to Lindley Moor Road, Huddersfield - This delightful end terrace house boasts a cosy reception room, separate kitchen A utility room with with white goods and an extra shower cubicle, there are two double bedroom and a charming house bathroom. Situated in a sought after position close to Ainley Top and easy access to the M62 motorway links, this property offers a parking space for one vehicle as well as front and rear gardens. Please note viewing will be blocked by appointment only please ask the agent for details. Don't miss out on the opportunity to apply for this property. Book a viewing today by calling ADM Residential on 01484 644555!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)





### Entrance Door

Entrance door:

### Hallway

Hallway with staircase rising to the first floor:

### Lounge With Inglenook



A larger than average lounge with Upvc window to the front aspect, there is a wall mounted gas central heated radiator, t.v.point, ingle-nook fire place, finished with wood flooring:

### Kitchen



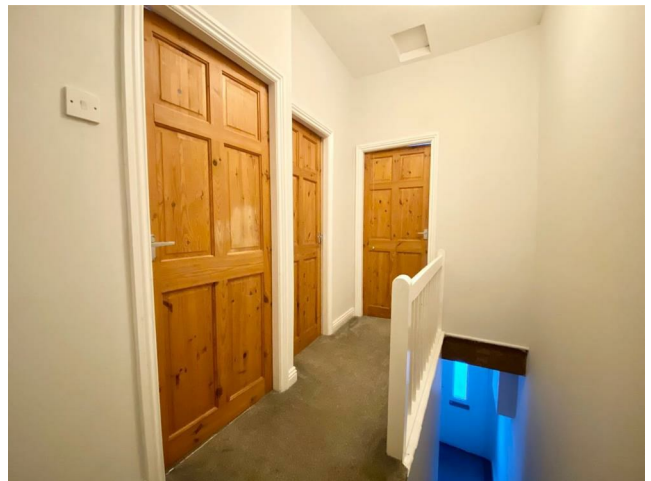
A breakfast kitchen is set to the side aspect, with Upvc windows over looking the side and rear, featuring a selection of base and wall mounted units, housing for a combi - boiler, wall mounted newly fitted gas central heated radiator, door leads to:

### Utility room with shower



A useful utility with all white goods, and a separate set in shower cubical:

### To The First Floor



To the first floor:

### House Bathroom



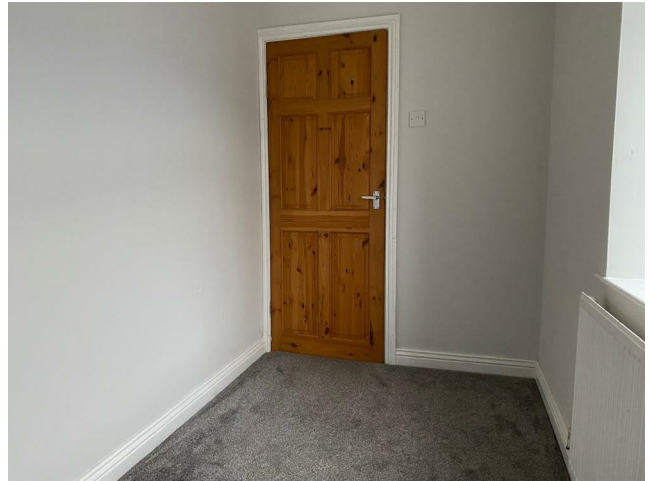
A charming three piece bathroom suite in white with Upvc window to the rear aspect, comprising of large bath, hand wash basin and w/c finished with chrome effect fittings, featuring tiled walls and flooring:

### Bedroom One



A newly decorated double bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted double panelled gas central heating radiator: ( large wooden wardrobe included)

### Bedroom Two



A newly decorated second double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted double panelled gas central heating radiator:

### Externally

Externally this property offers garden to front, a side driveway leads to a flagged rear garden: low maintenance with some fenced areas:

### Council Tax Bands

The council Tax Banding is "A"

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

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel- or our office mobile on Mobile Number

Email - [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

### About The Area Lindley

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children. Lindley is near access to the M62 motorway

network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

### **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.

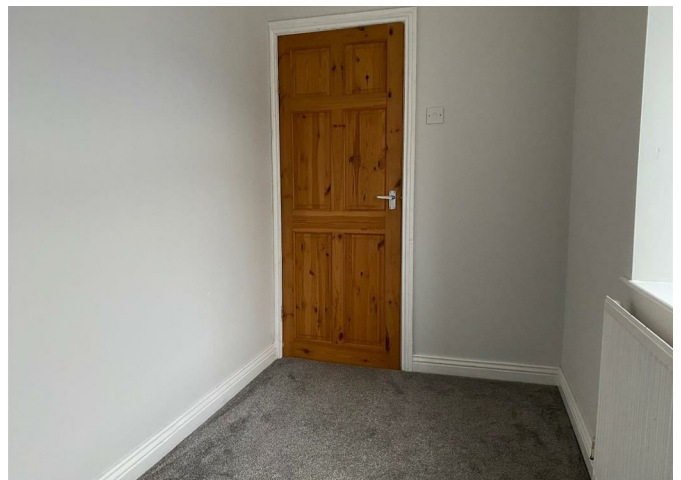
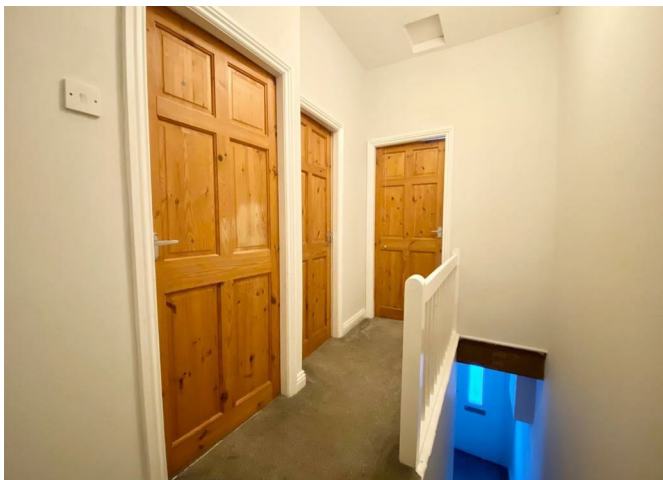
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No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

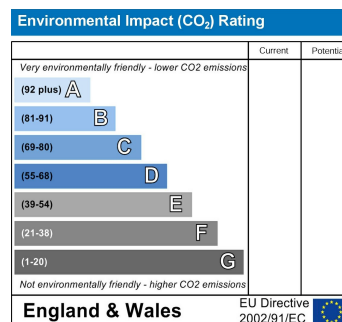
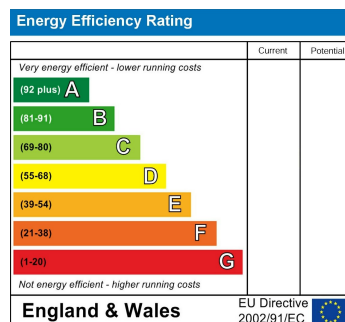
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## Energy Efficiency Graph



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