



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 9 Mount Road, Huddersfield, HD1 4LX

**£950 Per Month**

**\*OFFERED TO LET BY ADM RESIDENTIAL\*** This newly decorated and carpeted property is set within this popular residential area of Marsh in Huddersfield. Ideally suited to the professional couple couple or small family, situated close to all village amenities, bus routes, local schools and located within 1/4 of a mile from Huddersfield town centre. Boasting gas central heating system and uPVC double glazing throughout, the accommodation briefly comprises of: entrance door, spacious lounge, modern breakfast kitchen which leads onto a conservatory with access to the rear garden. To the first floor landing: a large double bedroom, useful storage room and a fully tiled house bathroom. To the second floor is an attic bedroom with velux windows. Externally the property boasts a low maintenance garden to the front with driveway providing off road parking to the side elevation. To the rear is an enclosed, decked garden with patio area. Telephone our office to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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[www.admresidential.co.uk](http://www.admresidential.co.uk)





### ENTRANCE DOOR

UPVC entrance door leads to:

### LOUNGE 14'1 x 13'6 (4.29m x 4.11m)



A newly carpeted and newly decorated lounge with a uPVC double glazed bay window to the front aspect. Featuring a modern fire surround with inset gas fire, T.V point and telephone point. Finished with wall mounted lighting and twin wall mounted gas central heated radiators. Door leads to:

### DINING KITCHEN 12'1 x 10'2 (3.68m x 3.10m)



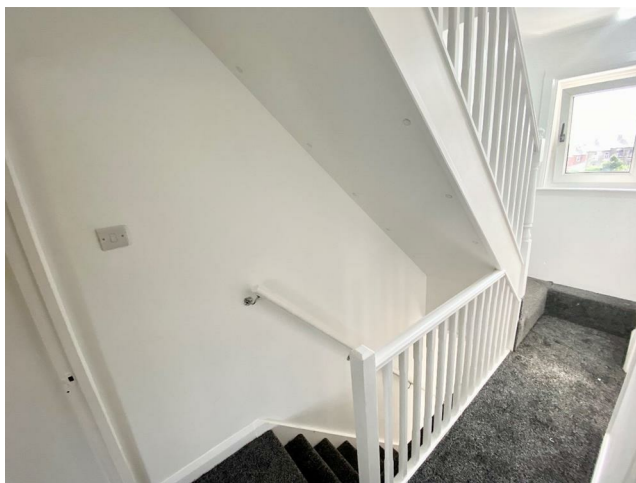
Modern dining kitchen with access to the conservatory situated to the rear of the property. Featuring a matching range of contemporary style base and wall mounted units with laminate working surfaces, tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. There is a cooker point with stainless steel extractor hood over, plumbing for an automatic washing machine and space for a fridge freezer. Finished with ample space for a dining table and chairs and wood effect vinyl flooring:

### CONSERVATORY 10'1 x 9'10 (3.07m x 3.00m)



A lovely addition to this property is the conservatory set to the rear aspect with uPVC double glazed windows and twin patio doors leading out onto the rear garden:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC double glazed window to the rear aspect. Doors leading to:

### BATHROOM 9'10 x 8'11 (3.00m x 2.72m)



A fully tiled, house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a four piece suite in white with chrome effect fittings, comprises of: panelled bath with shower attachment, double shower cubical with mains fitted shower, hand wash pedestal basin and a low level flush w/c. Finished with inset ceiling spotlighting, wall mounted extractor fan, wall mounted chrome heated towel rail and wood effect vinyl flooring:

### BEDROOM ONE 14'1 x 10'8 (4.29m x 3.25m)



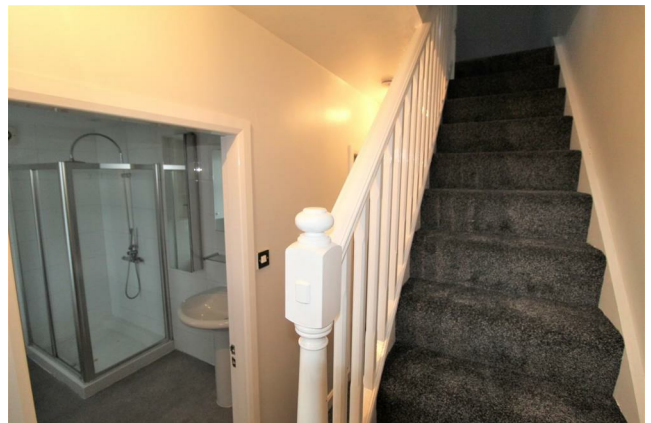
A good sized, double bedroom with uPVC double glazed window to the front aspect, having been newly decorated and newly carpeted. Finished with built-in wardrobes to one corner, matching bedside units, inset ceiling spotlighting and wall mounted gas central heated radiator:

### STORAGE ROOM



A useful storage room, could also be used as an in-home office, having been newly decorated and newly carpeted. Finished with wall mounted gas central heated radiator:

### TO THE SECOND FLOOR



Staircase rises to the second floor:

### ATTIC ROOM 12'8 x 10'1 (3.86m x 3.07m)



Attic room with twin velux windows to the front aspect, having been newly decorated and newly carpeted. Finished with inset ceiling spot lighting and wall mounted gas central heated radiator:



## EXTERNALLY



Externally, the property offers a low maintenance garden to the front of aspect with off road parking available via the driveway to the side aspect. To the rear is an enclosed garden with decked area and a separate patio area:

## 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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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 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- or our office mobile on Mobile Number

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

## 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/1232-2124-6100-0665-5206>

## 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.

## 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.

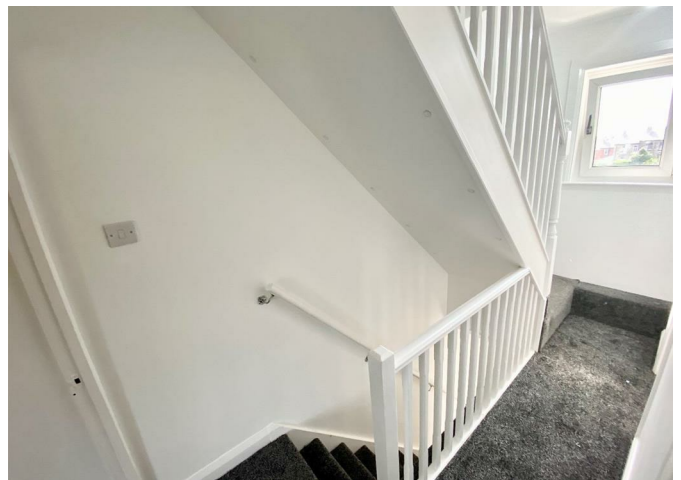
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

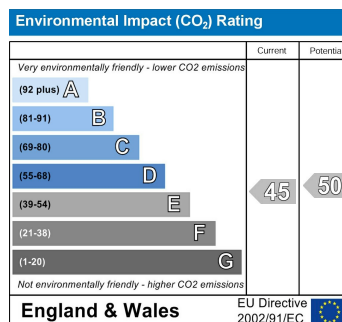
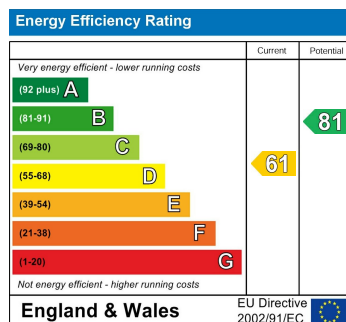
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## COPYRIGHT ADM PARTICULARS

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## Energy Efficiency Graph



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