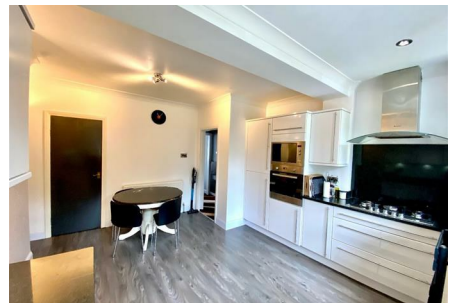




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



108 Botham Hall Road, Huddersfield, HD3 4RH

£850 Per Month

AVAILABLE FROM THE 1ST OF AUGUST

Welcome to Botham Hall Road, Huddersfield - a charming semi-detached house that could be your next dream home! This lovely property boasts a modern kitchen and shower room, perfect for those who appreciate contemporary living. With two cosy bedrooms, this house offers ample space for a small family or a couple looking to settle down.

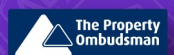
Situated in a peaceful neighbourhood, this property features a beautiful garden where you can relax and unwind after a long day. The convenience of off-road parking adds to the appeal of this home, making it easy for you to come and go as you please.

Don't miss out on the opportunity to make this charming property your new home - book a viewing today by calling ADM Residential on 01484 644555 to arrange your appointment today!

VIRTUAL VIEWING AVAILABLE SOON* *FIRST MONTHS RENT AND BOND REQUIRED IN ADVANCE

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

UPVC entrance side door leads to:

HALLWAY

Hallways with staircase rising to the first floor landing with wall mounted vertical gas central heated radiator and doors leading to:

LOUNGE



Well presented, good sized lounge with uPVC bay window overlooking the front aspect. Featuring a fireplace with multi-fuel stove and tiled hearth. Built in storage cupboards and shelving to both alcoves. Finished with coved ceiling, T.V point, telephone point and wall mounted gas central heated radiator:

DINING KITCHEN



Modern and spacious dining kitchen with uPVC windows overlooking the rear garden. Featuring a matching range of base and wall mounted units in high gloss white with LED under unit lighting, roll edged stone working surfaces, matching splashback and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven, microwave and separate five ring gas hob with stainless steel and glass extractor hood over.

Integrated fridge freezer, dishwasher and a plumbed in automatic washing machine. Finished with coved ceiling, inset ceiling spotlighting, wall mounted lighting, twin wall mounted gas central heated radiators and wood effect laminate flooring. Door leads to a useful under stairs storage cupboard:

TO THE FIRST FLOOR LANDING

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

BEDROOM ONE



Generously sized primary bedroom with uPVC bay window overlooking the front aspect. Featuring built-in mirrored sliding door wardrobes to one wall. Finished with inset ceiling spotlighting and wall mounted gas central heated radiator:

BEDROOM TWO



Second double bedroom with uPVC window overlooking the rear garden. Finished with inset ceiling spotlighting and wall mounted gas central heated radiator:

SHOWER ROOM



Modern, partly tiled shower room with uPVC opaque window to the rear aspect, featuring a three piece suite in white with chrome effect fittings consisting of: double shower cubicle with mains fitted shower over and sliding glass doors, hand wash pedestal basin with chrome effect waterfall tap and low level flush w/c. Finished with extractor fan, inset ceiling spotlighting, wall mounted chrome heated towel rail and tiled flooring:

EXTERNALLY



Externally the property boasts off road parking and car port to the front aspect with low maintenance pebbled garden, hard standing path and flower border. To the rear there is a well maintained garden with paved patio area which would be ideal for bistro dining in the summer months with hard standing path leading to a laid to lawn area. Finished with fenced and wall boundaries with flower border and outdoor tap:

PLEASE BE AWARE: If the garden is not kept in good seasonal order, you will be required to use a professional gardener

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: Crow Lane Primary & Foundation Stage School, Royds Hall, A SHARE Academy, Luck Lane, A SHARE Primary Academy, Reinwood Junior School, Lindley Junior School, Reinwood Infant & Nursery School, Golcar Junior Infant & Nursery School

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-01484 644555 or our office mobile on 07780446202

Email - 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/0668-6024-7296-5523-2920>

RENTAL INFORMATION 2024

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.

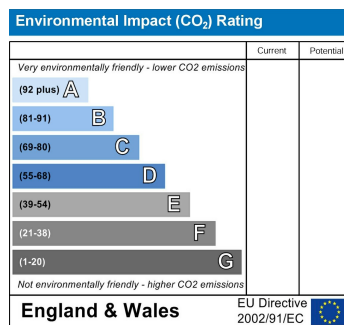
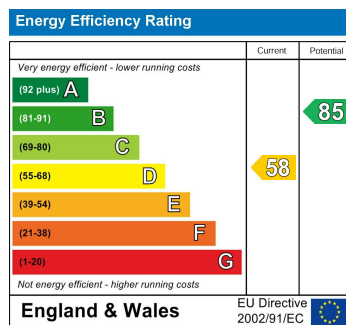
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.



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.

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. 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.