



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 30 Station Lane, Huddersfield, HD7 4EG

**£725 Per Month**

"OFFERED TO RENT FROM OCTOBER " Is this stunning, two bedroom end, stone built cottage. Ideal for a single occupant that works from home. Set in this highly regarded area of Golcar, which offers high spec accommodation set over three floors. The property is situated close to all village amenities, bus routes, and popular schools, with easy access to the M62 networks and Town center. Boasting newly fitted gas central heating and double glazing throughout. The property comprises:- Entrance composite door leading onto the open plan lounge/kitchen with a feature inglenook fire place and access to a keeping cellar. To the first floor landing: a modern shower room with LED touch mirror, a double bedroom with access to the loft via folding ladder, a second single bedroom/ study. Externally small flagged frontage with on street parking. Viewings are highly recommended! Contact ADM Residential on 01484 644555 to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ

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



### DOOR LEADS TO

A newly fitted uPVC composite door leads to:-

### OPEN PLAN LIVING

A recently refurbished, beautifully appointed, open plan lounge area which is set to the front aspect, boasting an abundance of natural light which floods the space from twin aspect uPVC double glazed windows to the front and side elevation.

### KITCHEN AREA



The kitchen area offers a matching range of base and wall mounted units in High Gloss white has a range of modern base cupboards, contrasting roll-edged worktops with stainless steel sink unit and mixer tap finished with rustic tiled splashbacks. There are integrated appliances, including electric oven and four ring gas hob with stainless steel extractor hood over, dishwasher, plumbing for an automatic washing machine, finished with Yorkshire stone flagged flooring:

### LOUNGE AREA



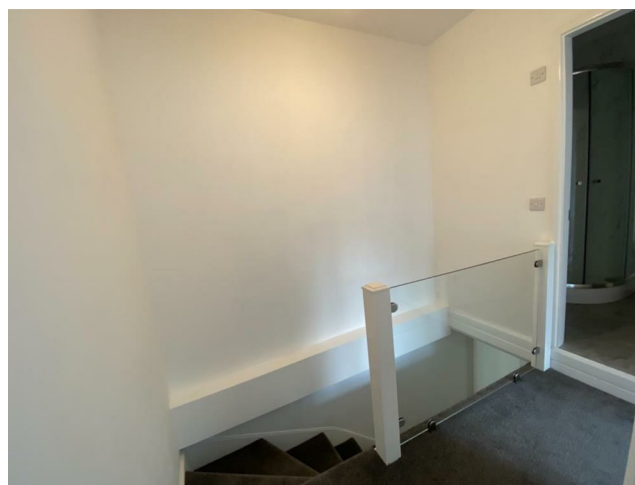
A recently refurbished, beautifully appointed, open plan lounge area which is set to the front aspect, boasting an abundance of natural light which

floods the space from twin aspect uPVC double glazed windows to the front and side elevation. Featuring an IngleNook fire place with inset lights, exposed beam ceilings, finished with wall mounted gas central heated radiator, Yorkshire stone flagged floors, staircase leads down to the lower ground floor.

### ACCESS TO CELLAR

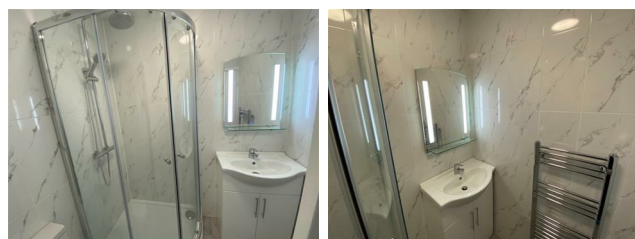
To the lower floor, a cellar with power and light, housing for fuse box, gas meter:

### TO THE FIRST FLOOR LANDING



Staircase raises to the first floor landing, feature glass banister, doors leading to all rooms:

### HOUSE SHOWER ROOM



A well appointed, newly fitted, fully tiled shower room , featuring a three-piece suite in white with chrome effect fittings. Comprising of:- step in shower cubical with mains fitted shower, fitted vanity hand wash basin and a low level flush w/c., finished with chrome heated towel rail, and LED wall mounted vanity mirror and tiled flooring:

## BEDROOM ONE



A delightful double bedroom which is set to the front aspect, twin aspect uPVC double glazed windows, access to a large useful storage loft with fold down ladder and a wall mounted gas central heated radiator:

## BEDROOM TWO



This is a single bedroom being well appointed with twin aspect uPVC windows to the front and side elevation, finished with a wall mounted gas central heated radiator:

## ATTIC SPACE

A useful attic space with velux window, perfect for storage only:

## EXTERNALLY

To the front aspect there is a small flagged frontage with wrought-iron gated access and

matching railing, there is on street parking in the area:

## 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.

## FURTHER PHOTOS



A selection of photos

## Council Tax Bands

The council Tax Banding is "A "

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

### **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](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

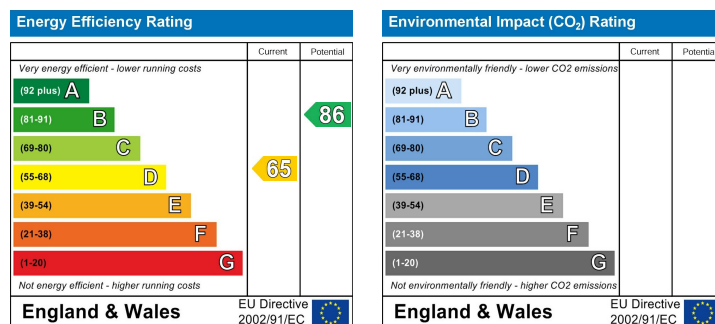
Please ask the agents for the detail.

### **EPC 2029**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8481-6624-4850-7481-6922>

## Floor Plan

## 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.