



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 394 Scar Lane, Huddersfield, HD7 4AR

**£550 Per Month**

\*UNDER APPLICATION\* Offered "TO LET" by ADM RESIDENTIAL is this charming one bedroomed, stone built terrace cottage offering a set back location from the main flow of traffic. Ideally located close to all local village amenities of Golcar, easy access to the bus routes, schools, being positioned for easy access to Huddersfield town centre. The property boasts gas central heating and Upvc double glazing, the accommodation briefly comprises of: Entrance door, hallway, open plan lounge and a modern kitchen area. To the lower floor there is a useful storage cellar with plumbing for a washing machine. To the first floor landing having one large double bedroom and a house bathroom. Externally the property boasts flagged garden to the front with on street parking to the adjacent road. Viewings are highly recommended to appreciate the property on offer and would be ideally suited to a single occupant or couple. Call ADM Residential today on 01484 644555 to arrange your viewing!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
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[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

A Upvc entrance door leads to:

## HALLWAY



Entrance hallway with staircase rising to the first floor landing, wall mounted gas central heated radiator, doors leading to:

## OPEN PLAN LOUNGE AREA 15'1 x 12'4 (4.60m x 3.76m)



Newly decorated, modern lounge boasting Upvc window to the front aspect, featuring a newly fitted electric fire, T.V. point, telephone point, twin wall lightning and wall mounted gas central heated radiator, finished with carpet flooring:

## OPEN PLAN KITCHEN AREA



Open plan kitchen area, comprises of modern fitted base and wall mounted units in High Gloss Grey and chrome effect fittings, contrasting laminated work surfaces and rustic tiled splash

backs. Inset stainless steel sink unit with drainer and mixer tap, integral fridge, integral electric oven and a newly fitted four ring electric hob with matching extractor hood over. Finished with vinyl flooring, access to:

## TO THE LOWER FLOOR

Door leads to the lower floor via wooden staircase :

## TO THE FIRST FLOOR LANDING:



To the first floor landing, doors leading to:

## USEFUL CELLAR



A large very useful keeping cellar with plumbing for automatic washing machine, stainless steel sink with tap, housing for the combi-boiler:

### HOUSE BATHROOM 7'4 x 5'6 (2.24m x 1.68m)



A partly tiled house bathroom with Upvc window to the front aspect, comprises of a three piece fitted bathroom suite in white with chrome effect fittings. Consists of panelled bath with mixer shower over, shower rail, hand wash vanity unit with basin and a low level flush w/c. Finished with tiled flooring:

### BEDROOM ONE 13'5 x 11'4 (4.09m x 3.45m)

A large double bedroom with Upvc window to the front aspect, ornamental fireplace and a wall mounted gas central heated radiator, finished with carpet flooring:

### EXTERNALLY

The property is set back from the main floc of traffic, offers a flagged patio garden area to the front aspect with on street parking on the adjacent road:

### About The Area GOLCAR

Local schools in the Golcar area are as follows:  
Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

### 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 youtub link.

Please ask the agents for the detail.

### RENTAL INFORMATION 2020

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:

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.

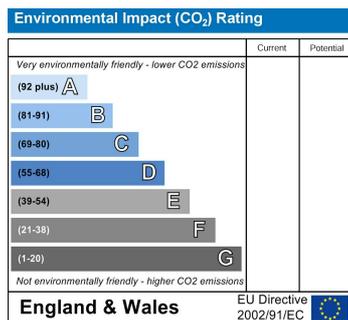
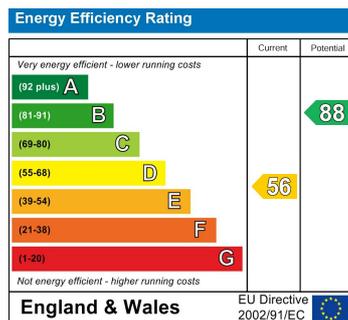
### Council Tax Bands

The council Tax Banding is "A"

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



### 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.