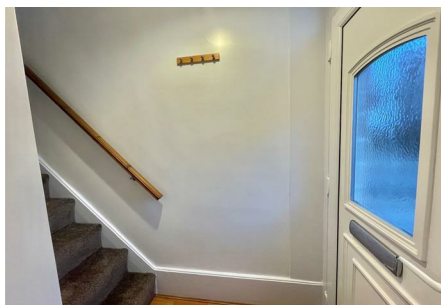




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



382 Scar Lane, Huddersfield, HD7 4AR

£800 Per Month

ADM RESIDENTIAL are pleased to offer "To Let" this through terrace property in *GOLCAR* having recently undergone modernisation throughout. This *TWO* bedroom terrace property in this very popular area of Golcar with views over the Colne Valley and a short distance from neighbouring villages. The property is situated close to all local amenities, bus routes and schools, with easy access to Huddersfield Town Centre and the M62

Motorway network. The property boasts well appointed accommodation throughout, along with gas central heating and double glazing, accommodation briefly comprises: entrance hall, newly decorated modern lounge, spacious dining kitchen with newly fitted oven and access to a cellar. To the first floor landing: two newly decorated and carpeted bedrooms and house bathroom with three piece modern suite in white. Externally the property boasts partly lawned garden with paved paths to the front, rear access and on street parking. Please call ADM Residential today to arrange your viewing for the property! *VIRTUAL VIEWING AVAILABLE SOON*

Viewing strictly through agents, full referencing and RTR checks apply.

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

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

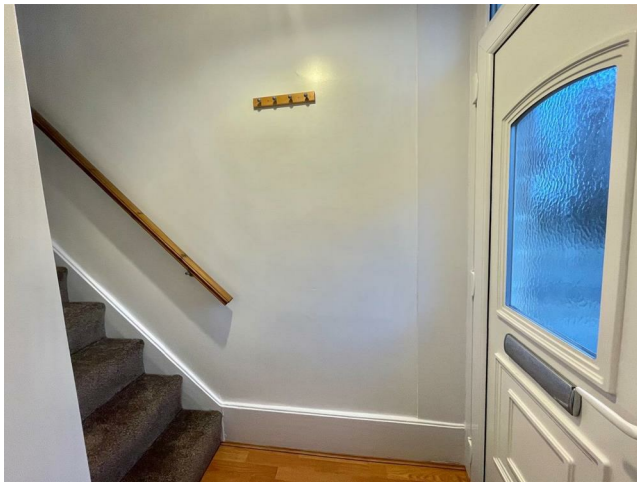
www.admresidential.co.uk



ENTRANCE DOOR

UPVC entrance door leading to:

HALLWAY



Hallway with staircase rising to the first floor landing, door leading to:

LOUNGE 15'1" x 13'7" (4.61 x 4.15)



A spacious, newly decorated and carpeted lounge with uPVC window to front the front aspect. Featuring coal effect gas fire with modern fire surround, marble effect back and hearth. Finished with T.V point, telephone point, coved ceiling and wall mounted gas central heating radiator. Door leading to:

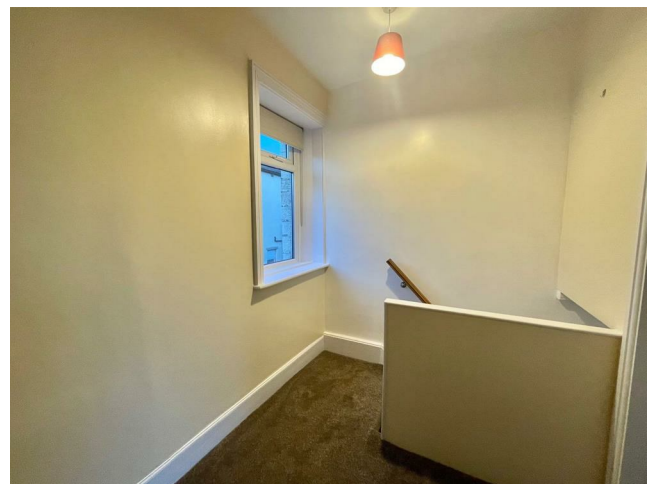
DINING KITCHEN 16'8" x 6'10" (5.09 x 2.09)



Well appointed dining kitchen with uPVC window and door leading to the rear aspect. Featuring a

matching range of base and wall units in Beech with inset spotlights over, roll edged laminate working surfaces and matching tiled splash backs with inset stainless steel sink unit and drainer with mixer tap. Newly fitted integral electric oven with four ring gas hob and stainless steel extractor hood over. Finished with wood effect laminate flooring, wall mounted gas central heating radiator and door providing access to a keeping cellar:

TO THE FIRST FLOOR LANDING



Staircase rises to the floor landing with uPVC window to the rear aspect and doors leading to:

HOUSE BATHROOM



Partly tiled three piece bathroom suite in white with chrome effect fittings. Comprising of panelled bath with mains fitted shower over, hand wash pedestal basin and low level flush w/c. Finished with tiled flooring and wall mounted gas central heated radiator:

BEDROOM ONE



Good sized double bedroom with uPVC window to the front aspect boasting views over the valley. Finished with wall mounted gas central heated radiator:

BEDROOM TWO



Second bedroom with uPVC window to the front aspect. Finished with bulk head and wall mounted gas central heated radiator:

EXTERNALLY

The property boasts partly lawned garden to the front aspect with paved paths, rear access and on street parking:

Council Tax Bands

The council Tax Banding is " "

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9108-0069-7252-4893-9970>

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 or 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 details.

RENTAL INFORMATION 2022

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

NON SMOKERS PERMITTED.

Professional tenants only need apply due to 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 references/Landlord references/character references. You must pass all referencing to proceed with the tenancy.

PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

Security Deposit/Bond is required on all of our properties.

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.

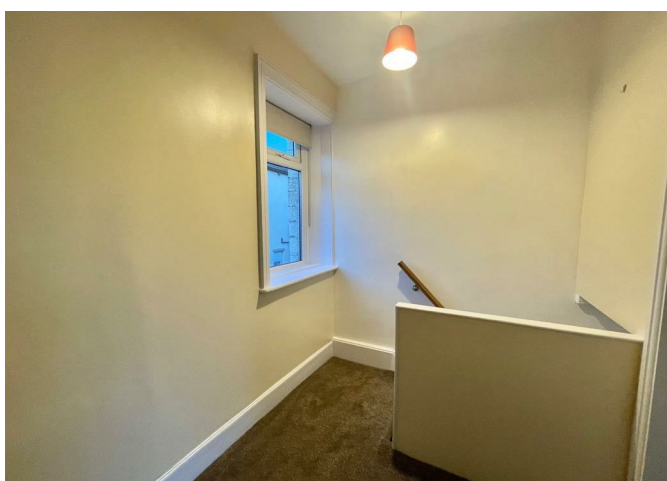
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

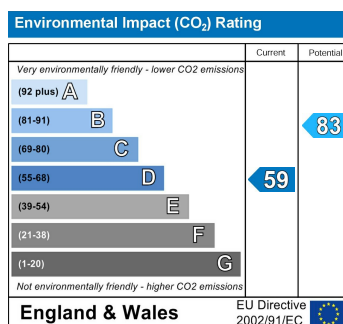
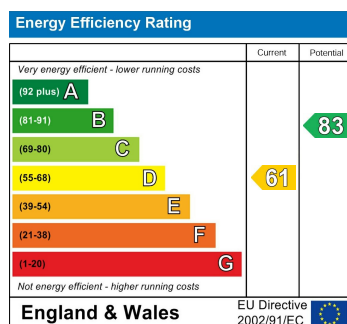
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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.