ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT









8 Thornhill Avenue, Huddersfield, HD3 3DR

£725 Per Calendar Month

LB **PRIME LOCATION OF LINDLEY** This two DOUBLE bedroom, stone built, terraced property located within this popular residential area of Lindley. Situated close to all local amenities, Huddersfield HRI, highly regraded schools and the Motorway Network. The property offers gas central heating system and double glazing and a security alarm, briefly comprising of:- entrance door, vestibule, spacious lounge, modern dining kitchen with access to the rear garden and a useful storage cellar. To the first floor landing: two bedrooms both with built-in wardrobes and a three piece modern bathroom suite in white. Externally there are gardens to front and rear with on street permit parking. Internal viewing is highly recommended, call ADM Residential on 01484 644555 to book an appointment! *VIEWINGS ARE BY APPOINTMENT ONLY*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
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The Property Ombudsman

ENTRANCE DOOR
UPVC entrance door leading to:

ENTRANCE VESTIBULE
Entrance vestibule with alarm panel and door leading to:

LOUNGE 14'1" x 12'8" (4.29 x 3.86)




This well appointed, spacious lounge is set to the front aspect with Upvc window. Featuring gas stove set onto a stone hearth, T.V point, telephone point and gas central heated radiator. Door leading to:

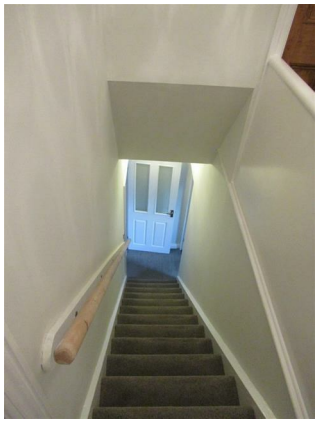
DINING KITCHEN 14'1" x 10'3" (4.29 x 3.12)




Well appointed, modern kitchen set to the rear aspect with Upvc window overlooking the garden. Featuring a range of matching wall and base mounted units in white with contemporary styled roll edge working surfaces, inset one and a half bowl sink unit with mixer tap and tiled splash backs. Integral electric oven and four ring gas hob with stainless steel extractor hood over and plumbing for an automatic washing machine, space for a fridge. Door leading to useful cellar. Finished with Karndean style flooring and gas central heated radiator with Upvc door leading to the rear garden:

CELLAR
Useful keep cellar with power and light:

TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing where there is access to the loft space via a pull down ladder which is boarded and has power and light:

BATHROOM 5'11" x 5'5" (1.80 x 1.65)



Modern, partly tiled bathroom suite in white with Upvc window to rear aspect comprising of; panelled bath with mains shower, hand wash pedestal and low level flush w/c. Finished with extractor fan, wall mounted chrome heated towel rail and tile affect vinyl flooring:

BEDROOM ONE 14'1" x 12'8" (4.29 x 3.86)




Double bedroom is set to the front elevation with Upvc window. Featuring fitted wardrobes to the alcove with gas central heated radiator:

BEDROOM TWO 13'7" x 7'9" (4.14 x 2.36)





Second double bedroom is set to the rear elevation with twin aspect Upvc windows. Featuring wall length fitted wardrobes and drawers with gas central heated radiator:

EXTERNALLY

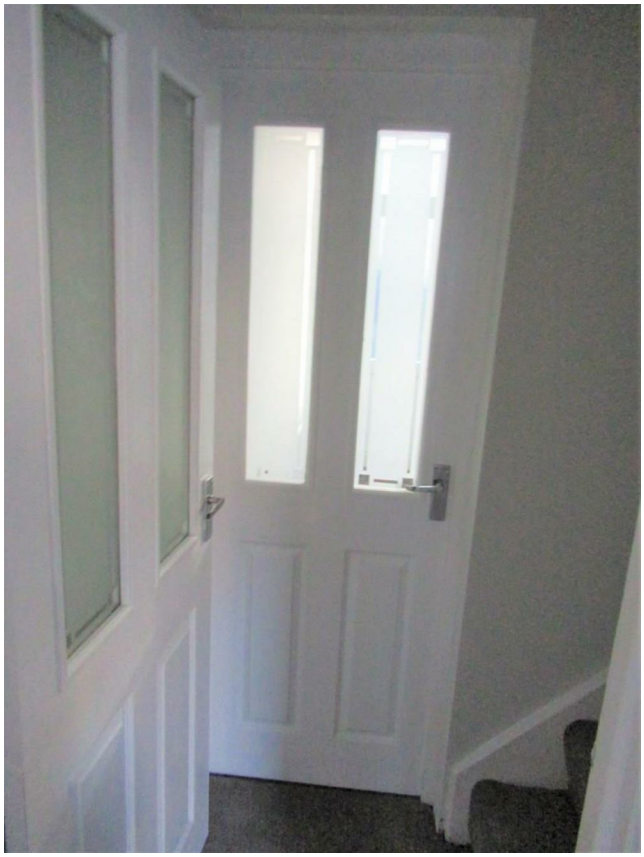


Externally the property boasts a low maintenance blue slate chipped garden area with stone wall boundaries to the front aspect and to the rear there is a garden with AstroTurf, stone flagged patio area and useful outside storage:

ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity: Lindley is a prime location of Huddersfield

PARKING INFORMATION



£15 approx one off payment for permit parking.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:
Tel-01484 644555
Mobile Number 07780446202
Email - sales@admresidential.co.uk

RENTAL INFORMATION 2023

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.

Council Tax Bands

The council Tax Banding is "A"
Please check the monthly amount on the Kirklees Council Tax Website.

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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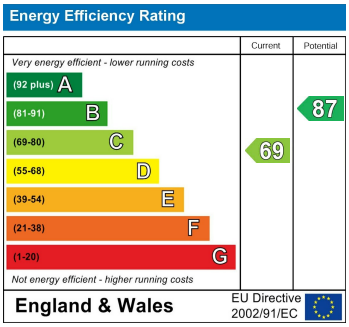


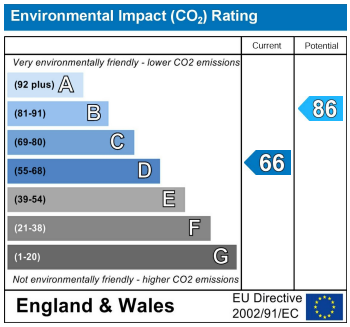






Energy Efficiency Graph





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.

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