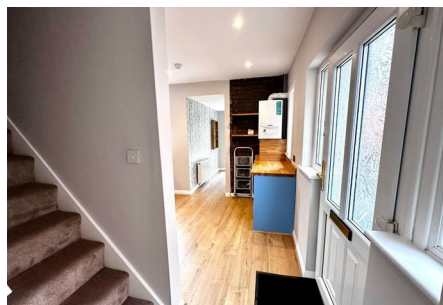




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



24 Heatherfield Crescent, Huddersfield, HD1 4QN

£1,050 Per Month

ADM Residential are pleased to offer *FOR RENT* this *TWO DOUBLE BEDROOM* *SEMI-DETACHED PROPERTY* having been newly decorated with newly fitted carpets throughout. Occupying a prominent and convenient position within this very popular residential location of Marsh, Huddersfield. Ideally situated close to all local shops, well regarded schools, the M62 motorway and excellent transport links to Huddersfield town centre. This spacious property boasts gas central heating and double glazing throughout with the accommodation briefly comprising of:- entrance door, lobby area leading to the well appointed breakfast kitchen, separate dining room with patio doors to the rear garden and spacious lounge with wood burning stove. To the first floor landing: modern house bathroom and two good sized double bedrooms. Externally there is off road parking to the front aspect and a large, enclosed garden with decked area, storage shed and hedge boundaries. Viewings are highly encouraged to avoid disappointment! Call ADM Residential today on 01484 644555 to arrange your viewing!

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 side door with featured opaque glass panels:

LOBBY



Inner lobby with staircase to the first floor landing:

BREAKFAST KITCHEN



A well appointed, newly fitted breakfast kitchen with uPVC double glazed windows to the side and rear aspects, featuring a matching range of base and wall mounted units and breakfast bar in blue with butcher block working surfaces, chrome effect fixings, tiled splashbacks and inset resin sink unit with drainer and mixer tap. There is an integral electric oven with four ring gas hob and stainless steel extractor hood over. Plumbing is available for an automatic washing machine and there is a slimline dishwasher. Finished with built in storage units to one wall and wood effect laminate flooring. Doorway leads to:

DINING ROOM



Separate dining room set to the rear aspect with uPVC double glazed patio doors leading to the rear garden. Finished with all mounted double panelled gas central heated radiator and wood effect laminate flooring:

LOUNGE WITH WOOD BURNING STOVE



A beautifully appointed, neutrally decorated lounge with uPVC double glazed bay window overlooking the front aspect filling the room with an abundance of natural light. Featuring an Inglenook fireplace with railway sleeper and tiled hearth. Finished with coved ceiling, wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

TO THE FIRST FLOOR LANDING



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

HOUSE BATHROOM



A modern, partly tiled house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a three-piece suite in white with chrome effect fittings. Comprising of: panelled bath with mains fitted shower over and glass splash screen, fitted hand wash vanity basin incorporating a low level flush w/c. Finished with wall mounted heated towel rail, wall mounted extractor fan and wood effect vinyl flooring:

PRIMARY BEDROOM



A neutrally decorated, spacious primary bedroom with uPVC double glazed window overlooking the front aspect. Finished with newly fitted carpets and wall mounted double panelled gas central heated radiator:

BEDROOM TWO



Second double bedroom with uPVC double glazed window overlooking the rear aspect. Featuring built-in wardrobes and storage cupboards to one wall. Finished with newly fitted carpets and wall mounted double panelled gas central heated radiator:

EXTERNALLY



Externally the property offers off road parking to the front aspect via a paved driveway, to the side aspect a paved pathway leads to the rear garden. To the rear is an enclosed, private garden with a large decked area, laid to lawn section and a stepping stone path leading to tiered pebbled area with access to a useful storage shed. Finished with hedged boundaries:

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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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 Mobile Number 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.

RENTAL INFORMATION 2026

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.

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.

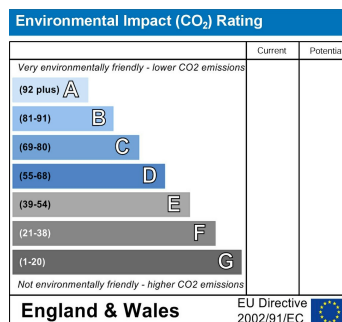
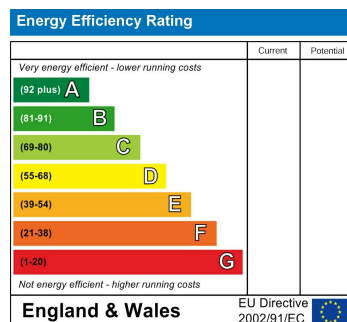
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.