ADM ESTATE AGENTS

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7 Woodlands Close, Huddersfield, HD2 1QS

£925 Per Month

** UNDER APPLICATION ** This delightful semi-detached *TWO BEDROOM* property is located within this popular residential area of Bradley, being close to the access roues to the M62 motorway network. Situated close to all local amenities of Huddersfield, highly regraded schools and the Motorway Network to and from Leeds & Manchester. The property offers gas central heating system and double glazing and a security alarm, briefly comprising entrance door, lobby, lounge with staircase to the first floor, and a dining/kitchen set to the rear. To the first floor landing, two bedrooms and a three piece modern shower room with white suite. To the outside of the property a double block paved driveway with ample off road parking, gated access to the side and rear decked garden, there is a detached garage with utility and ample storage.
NOT TO BE MISSED We are sorry but the property is, NON SMOKERS, NO E-CIGARETTES & NO PETS due to the landlords allergies. Viewings are taking place by the agent, please call the agent on 01484 644555 to arrange your appointment today!

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

The Property Ombudsman

ENTRANCE DOOR
Entrance door leads to:

LOBBY
A useful lobby with uPVC window to the front aspect, finished with wood effect flooring and door leading to:

LOUNGE




A beautifully presented and tastefully appointed modern lounge with a uPVC window to the front elevation giving abundance of natural light, featuring telephone and television points, wall mounted gas central heated radiator, finished with laminated wood flooring:

DINING KITCHEN



A stunning, modern fitted kitchen with Upvc window to the rear elevation, features a matching range of base and wall units in High Glos White, contrasting wood effect work surfaces with inset ceramic sink unit and mixer tap finished with matching splash backs. There is integrated four ring gas hob, electric oven and grill with extractor hood over. Finished with laminate wood effect flooring ad spot lighting:

STAIRCASE TO THE FIRST FLOOR



To the first floor landing with spindle banister, doors giving access to all the rooms:

BEDROOM ONE




A delighted double double bedroom with uPVC windows to the front aspect, fitted wardrobes to one wall, a wall mounted gas central heated radiator:

BEDROOM TWO



A second single bedroom with uPVC window to

rear aspect, fitted wardrobe to one wall and a wall mounted gas central heated radiator:

SHOWER ROOM




A fully tiled, modern shower room bathroom with uPVC opaque window to the rear elevation finished with chrome effect fittings, comprises of a three piece shower room suite in white, comprising of double shower with mains fitted water fall shower over, hand wash vanity basin and incorporated low level flush W/C, finished wood effect flooring and heated towel rail.

EXTERNALLY





The property boasts a double crazy paved driveway providing ample parking for three vehicles which leads to the side and rear garden.To the rear of the property is a private, enclosed decked garden with large seating areas and patio with fenced and walled boundaries. Ideal space for entertaining outdoors during the summer months

GARAGE UTILITY

A detached garage with access to the utility areas, ample storage no side door access.

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:
Conveniently located approximately 0.5 miles from junction 24 of the M62 and 1-7 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages.

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 youtub link.
Please ask the agents for the detail.

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.

Council Tax Bands

The council Tax Banding is "B"

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

EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/2914-4674-9081-4112-7567

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.
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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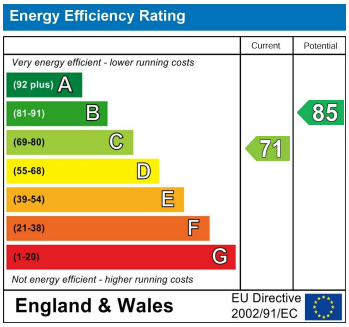


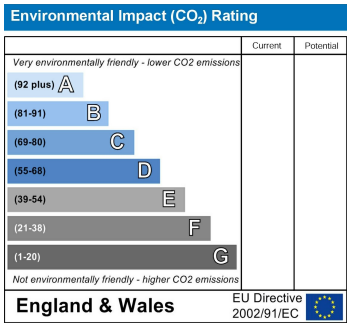






Energy Efficiency Graph





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