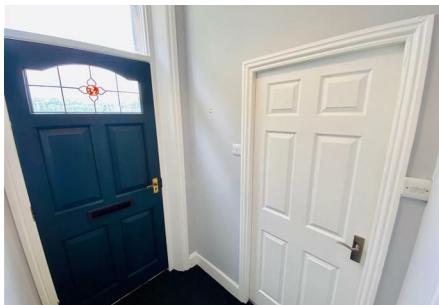




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 27 Saddleworth Road, Halifax, HX4 8AG

**£625 Per Month**

**\*UNDER APPLICATION\*** Occupying a pleasant, semi-rural aspect with onward views, ideally being close to the popular amenities of Greetland is this well presented, mid terrace property with garden to the front. Being newly decorated throughout, this property is now **\*READY TO MOVE INTO\*** with the accommodation being well presented and being set over two floors with gas central heating and double glazing throughout, briefly comprises of: Entrance hall, spacious open plan lounge and kitchen with white goods. To the first floor landing, there are two bedrooms and a three piece piece bathroom suite in white with modern fittings. Externally the property offers laid to lawn garden to the front with on street parking. Please contact the agent ADM RESIDENTIAL to book your viewing today! **\*IDEALLY SUITED TO A SINGLE OCCUPANT\***  
**\*VIRTUAL VIEWING AVAILABLE\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)





## ENTRANCE DOOR



Entrance door leading to:

## HALLWAY



Hallway with staircase leading to the first floor landing. Finished with wall mounted gas central heated radiator and door leading to:

## OPEN PLAN LIVING/KITCHEN



Spacious open plan living with triple aspect uPVC windows to the front and rear aspects:

## LOUNGE



Good sized lounge with uPVC window overlooking the front aspect. Offering a feature fireplace and finished with wall mounted lighting, T.V point, telephone point and wall mounted gas central heated radiator:

## KITCHEN



Modern kitchen with twin aspect uPVC windows overlooking the rear elevation. Featuring a matching range of base and wall mounted units in cream with contrasting laminate roll edged working surfaces, complementary tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven and four ring electric hob with stainless steel extractor hood over, wall mounted combi-boiler, automatic washing machine and space for fridge/freezer. Finished with tiled effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



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

## BEDROOM ONE



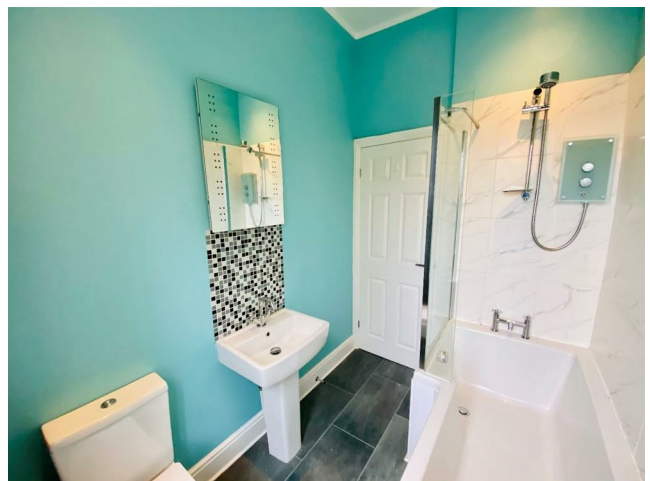
Good sized double bedroom with uPVC window overlooking the front aspect. Finished with coved ceiling and wall mounted gas central heated radiator:

## BEDROOM TWO



Second single bedroom with uPVC window overlooking the rear aspect. Finished with coved ceiling and wall mounted gas central heated radiator:

## BATHROOM



Partly tiled, modern bathroom with uPVC opaque window to the front aspect. Featuring a three piece bathroom suite in white and chrome effect fittings, consisting of: P-shaped panelled bath with electric shower over and mixer taps, hand wash pedestal basin and low level flush w/c. Finished with LED mirror, extractor fan, feature wall mounted chrome radiator and tiled flooring:



## EXTERNALLY



Externally the property boasts a laid to lawn garden to the front aspect with right of access via the neighbours garden and on street garden:

## ABOUT THE AREA

About the area are as follows:

Locally are a range of popular schools for children of all ages as well as access to nearby amenities and fantastic commuter links to the Motorway:  
Local Schools: West Vale Academy, Greetland Academy KS1, The Greetland Academy, Sunnybank Pre-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 YouTube link.

Please ask the agents for the detail.

## Council Tax Bands

The council Tax Banding is "A"

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

## RENTAL INFORMATION 2024

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.

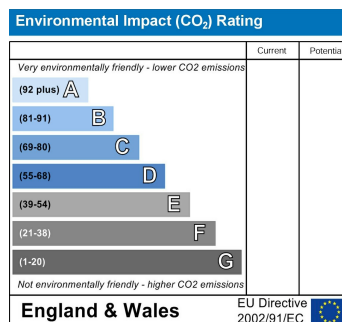
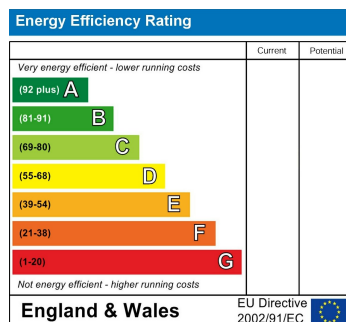
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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.

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