



20 Mayfield Terrace, Bradford £625 Per Calendar Month

A three bedroomed, inner terrace property with gardens to the front and rear. This property is offered to let for professional tenants, no pets and non smokers permitted. Situated close to the fringes of Wyke village, ideally positioned close to all amenities, bus routes and local schools:- Boasting gas central heated, uPVC double glazing, the property comprises of:- Entrance door leads to a vestibule, spacious modern lounge, dining kitchen and storage area, access to the rear garden. To the first floor landing, there are two double bedrooms and a modern house bathroom with a three piece bathroom suite in white. To the second floor there is a large attic bedroom with twin aspect velux windows. Externally stone flagged gardens to front and rear, with on street parking. Viewings via appointment only (no pets and no smokers).

20 Mayfield Terrace, Bradford

ENTRANCE DOOR

Entrance uPVC door leading to;

VESTIBULE

Vestibule with door leading to:

LOUNGE 19'1 X 17'1 (5.82m X 5.21m)

This very modern tastefully decorated lounge reside to the front aspect with uPVC window over looking the front garden, featuring a modern fire surround with an inset electric fire, t.v point, tel point, gas central heated radiator, stairs lead to:



DINING KITCHEN 15'3 X 11'6 (4.65m X 3.51m)

A modern, well appointed dining kitchen with uPVC windows to the rear aspect. Featuring a matching range of base and wall mounted units in Cream with complimentary laminated working surfaces and matching tiles splash backs. Incorporating a built-in electric oven and hob with extractor over. Plumbing in situ for a washing machine and space for a fridge /Freezer. Door leads to a separate storage room and a uPVC door leading to the rear garden, finished with vinyl flooring:



STORAGE ROOM

Useful storage area, with alarm panel:

STAIRS TO THE FIRST FLOOR

Staircase rises to the first floor landing, doors lead to:



BATHROOM 8'3 X 6'1 (2.51m X 1.85m)

A modern fitted partly tiled bathroom with uPVC window to the Rear aspect , features a three piece bathroom suite in white with chrome effect fittings. Panelled bath with electric shower over and shower screen, low level flush w.c and a hand wash pedestal basin, heated towel rail:

**BEDROOM TWO 13'1 X 12'8 (3.99m X 3.86m)**

A second double bedroom with uPVC window to the rear aspect and gas central heated radiator:-

**BEDROOM THREE 14'8 X 12'2 (4.47m X 3.71m)**

Third bedroom with uPVC window to the rear aspect and gas central headed radiator.

**STORAGE AREA**

Useful storage cupboard:

STAIRCASE TO THE ATTIC

Staircase leading to the the attic room:

BEDROOM ONE 16'6 X 18'7 (5.03m X 5.66m)

This is a beautifully decorated master bedroom which is set to the attic, featuring twin aspect velux windows to the front and rear, with twin radiator and ceiling spot lighting:

**EXTERNALLY**

To the front of the property, a flagged garden area with fenced boundaries, to the rear there is a paved enclosed garden with outdoor brick storage shed:





RENTAL INFORMATION

Professional tenant need only apply, smoking not permitted in this property, No Pets allowed - Sorry
Council Tax to be "A"
Full referencing/ credit checks/employers refs/ Landlords Refs/ ect.
Please contact the agent to arrange a viewing

RENTALS

The Letting of your property can be an exciting and busy time. We at ADM Residential want to make your experience as smooth and hassle free as possible by giving you all the help and knowledge under one roof. We offer fixed Fees, Management packages, landlords with portfolios and much much more, If you are thinking or renting your property with ADM Residential we provided the following services

Property Rentals (Let Only or Full Management)

EPC Arranged

GAS SAFETY CHECKS

P.A.T CHECKS

We work closely with local professional and can assist with the following associated services

Professional Advice

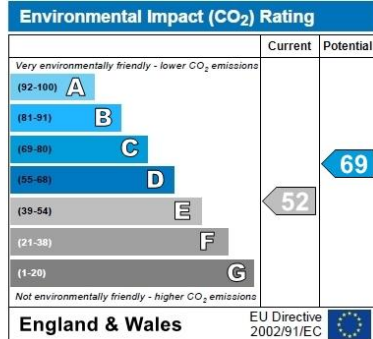
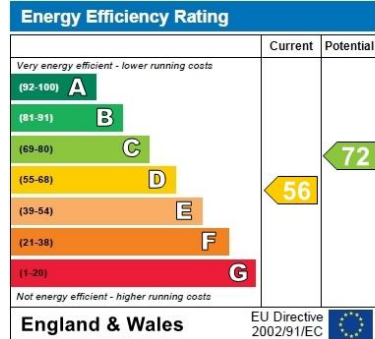
Property Insurance

Landlord & Tenant Insurance

Rent Guarantees

We have tenants awaiting properties in all areas of Huddersfield, Bradford, Halifax.

Why not give the professionals a call Tel 01484 644555 e-mail - sales@admresidential.co.uk or - email admresidential@icloud.com



VIEWING APPOINTMENT

Please contact our Milnsbridge Office to arrange a viewing appointment at your convenience on Telephone Number 01484-644555 or Office Mobile 07780446202 to arrange out of office viewings only Thank you.
or e-mail us on sales@admresidential.co.uk

DIRECTIONS

Leave our office and head north on Market St toward Armitage Road. Turn right onto Lower gate, turn right onto Longwood Road. After half a mile at the roundabout, take the 2nd exit onto Luck Lane. Then at the roundabout, continue straight onto Reed Street. Turn left onto Westbourne Road/A640. Continue to follow A640. In half a mile turn right onto Thornhill Road, then turn left onto Halifax Road/A629. At Ainley Top, take the 1st exit onto Blackley New Road/A629 then at the roundabout, take the 2nd exit onto the M62 ramp to Brighouse/Leeds. Merge onto M62 and continue for 6.3 miles. Take the M606 exit toward A 638/A 58, continue onto the M606. At junction 26, take the A638/A58 exit to Dewsbury/Leeds, continue for 1.4 miles and At the roundabout, take the 1st exit onto Whitehall Road/A58. Turn right onto Westfield Ln/B6379 and in 0.3 miles turn right onto Town Gate/B6379. In 230ft turn right onto Huddersfield Road/B6379. In 0.1miles turn right onto Mayfield Avenue, turn left, the destination will be on the left

WHAT WE OFFER



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