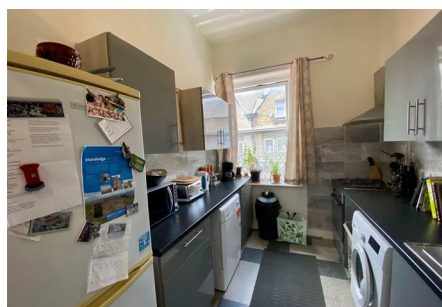




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



78A Market Street, Huddersfield, HD3 4HT

£400 Per Month

UNDER APPLICATION TOP FLOOR, APARTMENT IN MILNSBRIDGE, "OFFER TO LET" this well presented, larger than average one bedroom top floor apartment is set within this very popular residential area of Milnsbridge, Huddersfield. Situated above Hadfields Bakery and located close to all the village amenities, bus routes, schools, Marsh is just a on the door steps, with easy access to all surrounding areas of HD3. Ideally suited for a single person looking for accommodation within a village community. The property boasts gas central heating and double glazing. Comprises of:- Entrance door, staircase rises to the first floor landing, having a large inner L-shaped hallway, very spacious lounge with twin aspect windows, a breakfast kitchen, large bedroom and modern bathroom with shower over bath. To arrange an internal viewing contact the agent on 01484 644555.

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



REAR ENTRANCE DOOR

Rear entrance door leading to first floor accommodation via staircase:

INNER HALLWAY

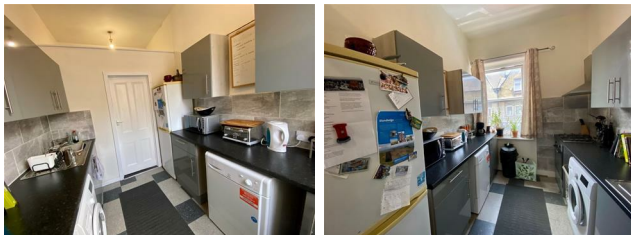
To the first floor landing, a large L-shape hallway with access to all rooms:

LOUNGE 15'9" x 14'0" (4.80 x 4.27)



Newly decorated, spacious living area with Upvc double glazed windows to front elevation, featuring inset gas fire with wood fire surround, tiled back and hearth, picture rail, T.V point and gas central heating radiator:

KITCHEN 9'7" x 7'10" (2.92 x 2.39)



Newly fitted breakfast kitchen with Upvc double glazed window to front elevation, featuring a matching range of base and wall units in Grey with laminate working surfaces, new fitted stainless steel sink and complimentary tiled splash backs, inset electric oven and gas hob. Finished with gas central heated radiator and tiled flooring:

BEDROOM ONE 15'8" x 13'5" (4.78 x 4.09)



Larger than average, newly redecorated bedroom with Upvc double glazed window to rear elevation and fitted shelving to two walls. Finished with gas central heating radiator and housing for boiler:

BATHROOM 13'8" x 7'11" (4.17 x 2.41)



Bathroom with Upvc double glazed window to side elevation, featuring a three piece bathroom suite in white with chrome effect fittings. Comprising of: panelled bath with glass shower screen and mains fitted shower, hand wash pedestal and low level flush w/c. Finished with newly fitted vinyl flooring and chrome heated towel rail:

DIRECTIONS

From leaving Our Milnsbridge office turn left and the property will be seen on the right via our For Let Board.

RENTAL INFORMATION 2022

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:

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.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2150-5150-2522-4671>

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.

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.

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 youtube link.

Please ask the agents for the detail.

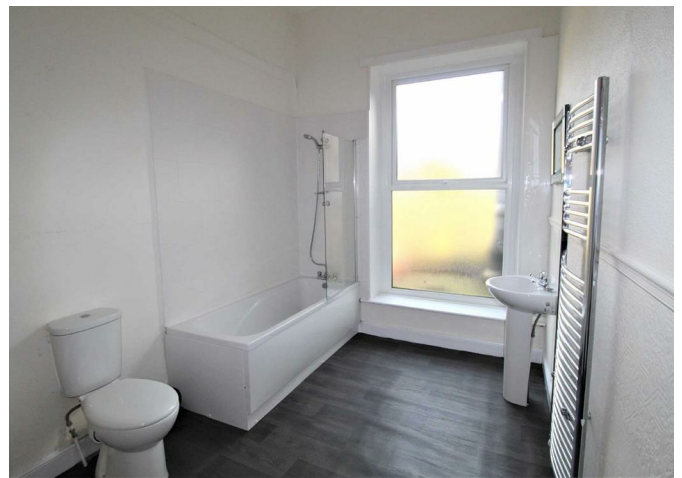
COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.

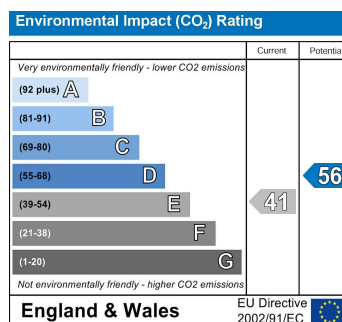
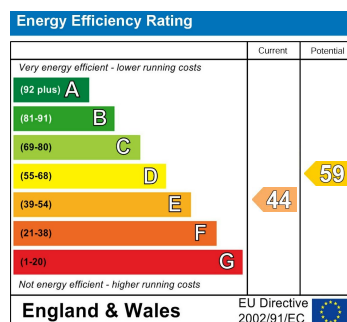
Council Tax Bands

The council Tax Banding is "A"

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



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.