ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

14a Thorncliffe House, Huddersfield, HD3 3LH

£695 Per Month

AVAILABLE AFTER THE 8TH OF OCTOBER *ADM RESIDENTIAL OFFER TO LET* *STUNNING & WELL APPOINTED* *SINGLE OCCUPANCY NEED ONLY APPLY* Ideally suited to professionals, is this very impressive, contemporary style, second floor apartment set within a period conversion of a wonderful Victorian building which is sure to please in many ways. Boasting a wealth of original character features such as stained glass and arched windows with a spacious and well-specified interior layout. Located in the heart of Lindley and situated close to it's local amenities and shops, Huddersfield Royal Infirmary and good access to the M62 motorway network. Offering electric heating throughout, this accommodation briefly comprises of:- communal entrance hallway and lobby, inner entrance hall leading to spacious living area and kitchen with integrated appliances, two bedrooms and modern bathroom. Externally the building offers a shared courtyard style parking area with allocated parking and additional visitor parking. Viewing by appointment only with the agent ADM Residential *VIRTUAL VIEWING AVAILABLE SOON*

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

The Property Ombudsman

COMMUNAL ENTRANCE

A communal entrance door opens to the communal hallway, stone staircase rises to the higher levels, featuring stunning floor to ceiling stained glass windows, lighting with exposed stone mullions, Velux windows to the ceiling and original tiled flooring throughout:

LOBBY

Inner lobby with access to the second floor, featured stained glass windows and ceiling lighting:

ENTRANCE HALL

Entrance fire door leads entrance hall with beech style laminate flooring, inset down lights to the ceiling, an alarm system and a wall mounted Dimplex heater:

LIVING AREA

An impressive living area with a feature window overlooking the courtyard below. Finished with double glazed window which looks out on the communal entrance, inset down lights to the ceiling, wall mounted electric heater and beech style laminate flooring. Steps leading to:

KITCHEN

Good sized kitchen with a featured stained glass window, the kitchen consists of a matching range of base and wall mounted units in Cream with chrome effect fittings and contrasting roll edged working surfaces. Incorporating a stainless steel sink unit with mixer tap, integrated appliances

including a Smeg split level hob and oven with stainless steel overhead extractor, integrated Bosch dishwasher and Beko washer/dryer with a freestanding fridge freezer. Finished with inset downlights to the ceiling, matching shelving, beech style laminate flooring:

BEDROOM ONE

Double bedroom with an arched double glazed feature window to the front aspect, featuring fitted wardrobe with mirrored sliding door, inset down lights to the ceiling and wall mounted electric heater:

BEDROOM TWO

Second double bedroom which also features an arched double glazed feature window. Featuring inset down lights to the ceiling and wall mounted electric heater:

BATHROOM

Modern fitted three-piece bathroom suite in white with chrome effect fittings. Comprising of a panelled bath with mains fitted shower and splash screen, hand wash pedestal basin and a low level flush WC. Finished with extractor fan, wall mounted electric heater, inset down lights to the ceiling and tiled flooring. A linen cupboard houses the Ariston hot water system:

EXTERNALLY

Externally the building offers a shared courtyard style parking area with allocated parking and additional visitor parking:

STAINED GLASS FEATURES

EPC 2020 TO 2030

https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9438-3902-8202-1460-4204

About The Area Lindley

FURTHER INFORMATION ABOUT THE AREA:
The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children.
Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

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 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.

Council Tax Bands

The council Tax Banding is "B"
Please check the monthly amount on the Kirklees Council Tax Website.

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.

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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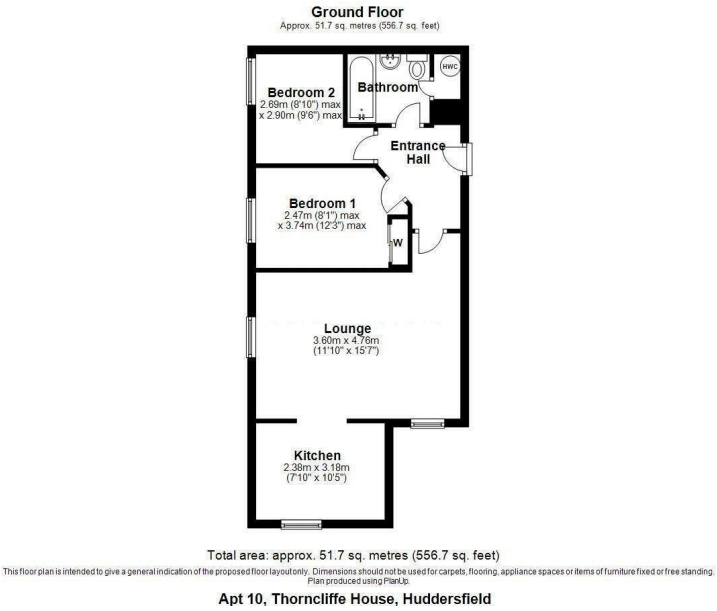
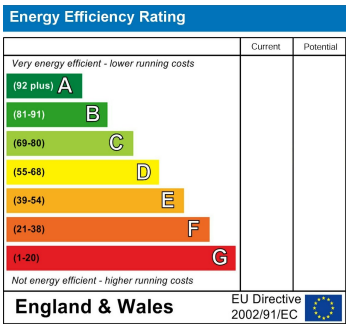
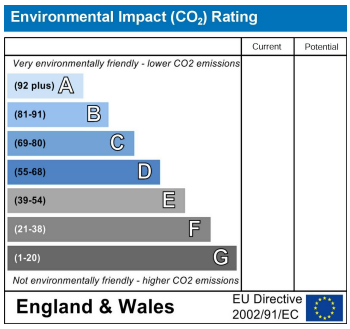
Floor Plan



Energy Efficiency Graph





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