



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



12 Park Drive, Huddersfield, HD1 4EB

£600 Per Month

OFFERED TO LET*READY TO MOVE INTO CONDITION*IN THIS SOUGHT AFTER LOCATION OF HUDDERSFIELD This well appointed, neutrally decorated first floor flat, which is set within this extremely popular residential area on Park Drive in Huddersfield which over looks the iconic GreenHead Park, ideally suited to the professional single person, looking for the location near to HRI or the M62 motorway network which is just a short drive away. Located within less than 1/4 of a mile from Huddersfield town centre with Huddersfield Royal Infirmary only being a few minutes away, great commuter links and easy access to all local amenities. Boasting gas central heating system and uPVC double glazing, the water and council tax is also included in the rent. The accommodation briefly comprises of: communal entrance door leads to a lobby, access to staircase leading to the first floor, entrance flat door leading to the hallway, spacious lounge/bedroom with high ceilings, modern kitchen, inner lobby with access to a modern shower room. Externally: Communal grounds with on street permit parking. Telephone our office on 01484 644555 to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
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www.admresidential.co.uk

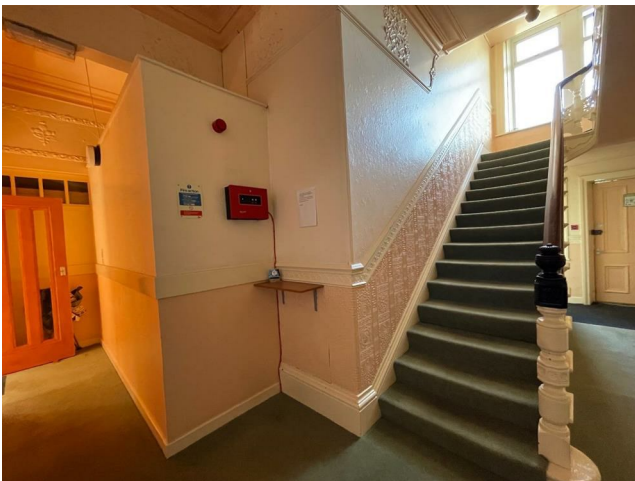


Communal Entrance



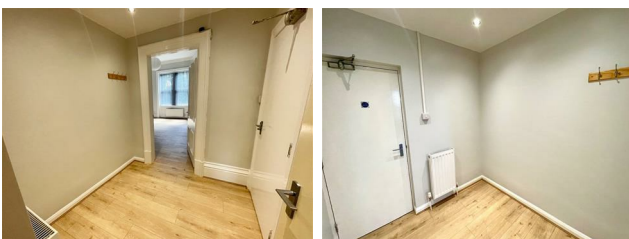
Communal entrance door:

Staircase Leading To The First Floor



The communal hallway provides access to the staircase which leads to the first floor landing:

Entrance Hallway



Entrance fire door leads into the hallway, finished with a wall mounted double panelled gas central heated radiator and wood effect laminate flooring. Doors leading to:

Lounge/Bedroom



Spacious lounge/bedroom with uPVC double glazed window overlooking the front aspect. Featuring high ceilings and original cornice finished with wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

Modern Kitchen



A modern well appointed kitchen features a matching range of base and wall mounted units in high gloss white with contrasting working surfaces, complementary tiling to splash backs, inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven and four ring electric hob with matching extractor hood over, ample room for a fridge freezer and plumbing in situ for an automatic washing machine. Finished with inset chrome ceiling spotlights, wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

Inner Lobby

Inner lobby which leads to the bathroom:

Shower Room



A partly tiled, modern shower room with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: a step in shower cubical with mains fitted shower unit over, hand wash pedestal basin and a low level flush w/c. Finished with housing for the boiler, ceiling extractor, wall mounted chrome heated towel rail and wood effect vinyl flooring:

Externally



This property offers communal grounds overlooking Greenhead Park and off road parking to the rear with on street permit parking available:

Council Tax & Water Rates

The council tax and water rates are included in the monthly rental amount - saving you approximately £200.00.

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 - lettings@admresidential.co.uk

About The Area

FURTHER INFORMATION ABOUT THE AREA:

Greenhead Park is an urban park located 0.5 miles west of the town centre of Huddersfield, West Yorkshire, England. It is one of the largest parks in Huddersfield and was originally opened in 1884. It is an English Heritage grade II listed property and is also in a Conservation Area.

Schools Close by are, Mount junior and infant school, Huddersfield New College. Shops near by: Tesco Express, Maloneys Gym, Play world Huddersfield, Elenor Rose Bridal Shop, Marsh Post Office and many more. The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is just a short walk or drive away.

Some of the most frequent and reliable bus services in Huddersfield. (371/372)

Local Amenities are minutes away, very close to bus routs, M62 access is a short drive way, conveniently located approximately 0.5 miles from junction 23 of the M62 and 1.5 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.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2049-5170-2102-8405>

RENTAL INFORMATION 2026

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.

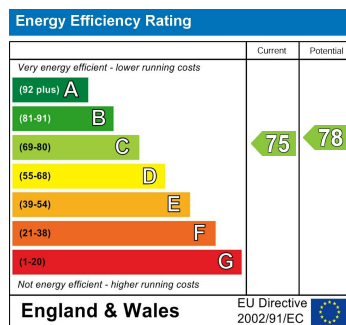
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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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