



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



33 Savile Court Savile Street, Huddersfield, HD3 4JT

£650 Per Month

UNEXPECTEDLY RE-MARKETED Attention ***TO LET*** in this stunning Mill Conversion at Savile Court of Milnsbridge and on the edges of Longwood, ADM Residential are pleased to market this tastefully decorated one/two bedroom apartment which is situated in a charming converted mill. Ideally set on the third floor, offering an abundance of charming features including stunning exposed stone walls and high ceiling, large windows which allow a flood of natural light and stunning views from all sides. Located close to all village amenities and easy access to Lindley and Marsh with the M62 Motorway Networks a few minutes away, popular transport links and just a few miles to Huddersfield town centre. Boasting generously proportioned rooms with high ceilings and large windows proving a good deal of natural light. There are well maintained communal entrances, staircase and lift. The apartment boasts double glazing, electric heating and security intercom, accommodation briefly comprises of: entrance door, hallway, storage room, large open plan lounge with breakfast kitchen area, a modern bathroom, and large double bedroom with a second occasional office/bedroom. The property comes with an allocated parking space, communal area and viewings are by appointment only - Please Call ADM Residential today on 01484 644555 to book an appointment ***VIRTUAL VIEWING AVAILABLE SOON***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
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COMMUNAL LOBBY

Front and rear communal entrances lead into this stylish communal entrance lobby with stairs and lift providing access to the upper levels:

TO THE THIRD FLOOR

Lift and staircase provide access to the third floor:

ENTRANCE DOOR

Entrance door leading to:

HALLWAY

A large reception hallway, with wall mounted electric heater, wall lighting and intercom system. Finished with wood effect laminate flooring and doors leading to:

STORAGE ROOM

Storage room with housing for the hot water tank :

OPEN PLAN 20'2x 11'6 (6.15mx 3.51m)



A stunning, recently decorated open plan lounge area/breakfast kitchen offers exposed stone wall and an abundance of natural light:

KITCHEN AREA



Modern kitchen with breakfast bar area in a matching range of base and wall mounted units in light walnut effect with under unit lighting. Complementary laminated roll edged working surfaces, contrasting tiled splash backs, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integral electric

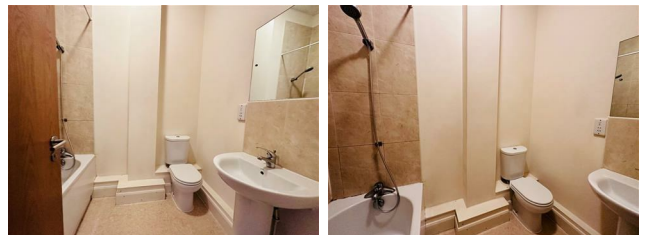
oven and electric four ring hob with stainless steel extractor hood and space for a fridge/freezer and dishwasher. Finished with vinyl effect flooring:

LOUNGE AREA



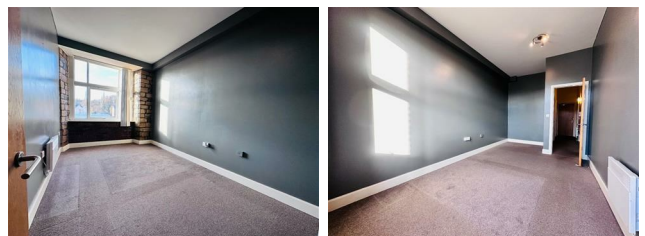
A well appointed modern lounge area boasts double glazed uPVC window to the front aspect and featured exposed stone wall. Finished with T.V point, telephone point and two wall mounted electric heaters:

BATHROOM 5'7 xz 5'2 (1.70m xz 1.57m)



A partly tiled, modern fitted three piece bathroom suite in white with chrome effect fittings. Comprising of:- panelled bath with shower attachment over, hand wash pedestal and a low level flush w/c. Finished with extractor fan, shaver point, wall mounted heated towel rail and finished with vinyl flooring:

BEDROOM ONE 18'5 x 9'4 (5.61m x 2.84m)



A fantastic sized, recently decorated, 20ft double bedroom with uPVC window to the front aspect, boasting exposed stone wall, high ceilings and finished with wall mounted electric heater:

OCCASIONAL ROOM/BEDROOM TWO 11'6 x 11'3 (3.51m x 3.43m)



Recently decorated spacious study/occasional room with wall mounted electric heater, there is also opaque glass panel feature which let in additional light:

PARKING SPACE



Allocated parking space:

About The Area MILNSBRIDGE

Local schools in the Milnsbridge area are as follows:

Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant 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 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.

Council Tax Bands

The council Tax Banding is "A"

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8197-8966-1229-2296-4213>

RENTAL INFORMATION 2023

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO NO OUTDOOR SPACE.

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.

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.

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.

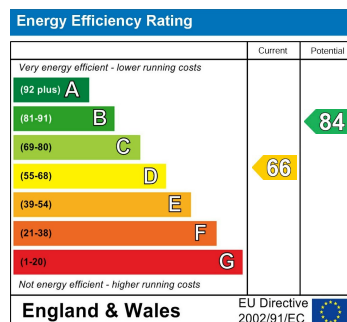
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Energy Efficiency Graph



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