



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 59 Lowergate, Huddersfield, HD3 4ER

**£600 Per Month**

**\*NEWLY DECORATED THROUGHOUT\*** - ADM Residential are very pleased to offer **\*To Let\*** this well presented, TWO bedroom, stone built terrace property. Set in the sought after location of Huddersfield, having flagged garden to the front and easy access to all local amenities, bus routes. This property is ideal for a single person or couple, non smoker, no pets. The property boast gas central heating, double glazing, accommodation briefly comprises of: Entrance hall, spacious modern lounge with window to front elevations, kitchen area off and cellar. To the first floor landing: two bedrooms and modern three piece bathroom suite in white with shower over bath. The property offers on street parking to front. Please contact ADM Residential today to arrange your viewing the agent!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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[www.admresidential.co.uk](http://www.admresidential.co.uk)





## ENTRANCE DOOR/HALL



Entrance door leading to hallway with stairs leading to the first floor, gas central heated radiator:

## LOUNGE 16'1" x 15'6" (4.90 x 4.72)



This well appointed, modern, lounge with uPVC window to front elevation, featuring modern fire surround with inset electric fire, TV point, power points, finished with newly fitted carpet flooring and gas central heated radiator:

## KITCHEN 9'3" x 5'5" (2.82 x 1.65)



Modern fitted kitchen with window to side

elevation, comprises of a matching range to base and wall units in beech with contracting laminated working surfaces, inset stainless steel sink unit and mixer tap. Integrated electric oven and four ring gas hob with extractor hood over and integral fridge, breakfast bar with stools.

## ACCESS TO

Plumbing for washing machine at the top of the cellar head, stairs leading cellar: No storage:

## FIRST FLOOR LANDING



To the first floor landing:

## BATHROOM 10'4" x 4'5" (3.15 x 1.35)



Modern three piece bathroom suite in white with window to front elevation, comprising of panelled bath with shower fitting over and splash screen, hand wash basin with mixer tap, low flush w/c. Wall-mounted central heated radiator, finished

with chrome effect fittings: built-in cupboards for housing the combi- boiler:

### **BEDROOM ONE 12'10" x 10'5" (3.91 x 3.18)**



This good sized double bedroom with uPVC window to front elevation, gas central heating radiator:

### **BEDROOM TWO 9'10" x 7'5" (3.00 x 2.26)**



Second bedroom with uPVC window to front elevation, gas central heating radiator:

### **EXTERNALLY**



Property has flagged garden to front elevation with newly fenced boundaries, on street parking:

### **RENTAL INFORMATION**

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 required

You must pass all referencing to proceed with the tenancy.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555

Mobile Number 07780446202

Email - [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

### **ABOUT THE AREA**

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.

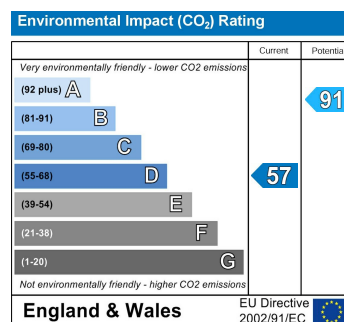
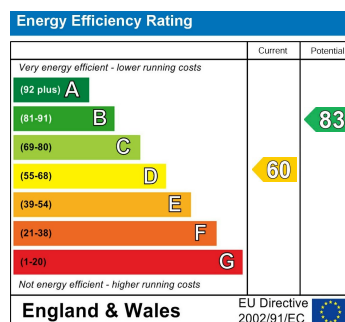
### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/3820-9313-0068-9003-0473>





## 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.