ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

209 Parkwood Mills Stoney Lane, Huddersfield, HD3 4ZQ

£695 Per Month

ADM Residential are pleased to offer TO LET this ONE BEDROOM, second floor apartment. Situated in this rural location within the stunning Parkwood Mills Development within easy access to the M62 Motorway Network. The property boasts stylish open plan living accommodation comprising: Entrance hall, storage room, open plan lounge/breakfast kitchen area, modern bathroom and a well appointed bedroom with wardrobe. The apartment is fitted with integrated fridge-freezer, washer dryer and dishwasher, intercom entry system, secure allocated parking space within an electronic gated underground parking area. *Ideally suited to a professional single tenant* VIEWING IS ESSENTIAL! Please telephone ADM Residential today to arrange your viewing!

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 Door

Security intercom system allows access to the communal area:

Communal Lobby

Communal Lobby with access to staircase and lift leading to all floors, access to the meter cupboard is off this floor,and post boxes:

To The Second Floor Floor

The apartment is located on the second floor, door leads to:

Entrance Door/ Hallway

Hallway with wall mounted electric heater doors leading to:

Storage Cupbaord

Useful storage cupboard having housing for water tank and fuse box:

Lounge/ Kitchen Open Plan

A well appointed, newly decorated, open plan lounge breakfast kitchen double glazed wood windows overlooking the rear aspect:

Lounge Area

Well appointed, newly decorated lounge area with double glazed windows to the rear, TV point, Telephone point, Internet access and wall mounted electric heater: (new carpet be fitted 12/7/2012)

Kitchen Area

This modern fitted kitchen featuring contemporary base and wall mounted units in High Gloss Red with contrasting brushed chrome effect fixings, complementary roll edge laminate working surface with contrasting tiled splash back, inset stainless steel sink unit with mixer tap.. Integrated stainless steel electric oven and four electric hob with stainless steel extractor hood over. Integrated fridge freezer, dishwasher and washing machine, finished with ceiling light and vinyl flooring:

Bathroom

A partly tiled, modern three piece bathroom suite in white with chrome effect fittings comprising of: tiled bath with shower over and splash screen, hand wash pedestal basin and a low level flush w/c. Finished with extractor vent, wall mounted chrome heated towel rail and vinyl flooring:

Bedroom

This Newly decorated, good sized double bedroom with a double glazed wood window to the rear aspect, wall mounted electric heater: (new carpets to be fitted)

Externally

The property benefits from electronically operated gating system, communal areas, and visitor parking space:

Parking Space 209

Please note Parking Space 209 with security gated access to the parking area at the rear for one vehicle.

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.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:
Tel- or our office mobile on Mobile Number
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 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

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.

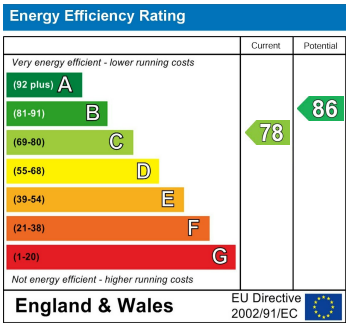
Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing:
Please contact the agent to arrange a viewing we expect a high demand for this property:

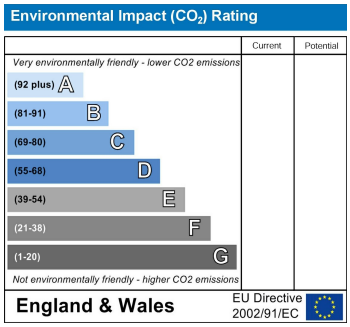
PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT
Security Deposit/ Bond is required On All Our Properties.
You must pass all referencing to proceed with the tenancy.

Council Tax Bands

The council Tax Banding is " 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.