ADM ESTATE AGENTS

# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

## 23 Bay Close, Huddersfield, HD3 4DF

## £775 Per Month

*LB* ** LET AND MANAGED BY ADM RESIDENTIAL** *SET IN A POPULAR RESIDENTIAL LOCATION* *CLOSEBY TO THE HRI We are pleased to offer *FOR RENT* this neutrally decorated, two double bedroom first floor maisonette beautifully presented throughout and in a ready to move into condition. Situated in the popular area of Lindley/Oakes, being close to the Huddersfield Royal Infirmary, all local amenities, bus routes, schools and easy access to the M62 Motorway Network. Ideally suited for an array of tenants looking for a long term let. The property boasts neutral decor throughout, gas central heating and double glazing with the accommodation briefly comprising of: Entrance vestibule with stairs leading to a reception hallway, integrated kitchen, spacious living room, modern shower room and two well appointed double bedrooms. Externally, the maisonette includes an enclosed, laid to lawn and paved patio rear garden with on street parking available. Call ADM Residential to arrange your viewing today!

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

The Property Ombudsman

## ENTRANCE DOOR

Stone steps lead up to the uPVC entrance door:

## RECEPTION HALLWAY

Staircase ascends to the reception hallway with access to a pull down loft hatch. Finished with wall mounted gas central heated radiator and wood effect laminate flooring. Doors lead to:

## KITCHEN

Well appointed, modern kitchen with triple aspect uPVC double glazed windows overlooking the side and rear elevations. Featuring a matching range of base and wall mounted units in white with brushed chrome effect fittings, laminate working surfaces and complimentary tiled splash backs. Incorporating an inset stainless steel 1 and a 1/2 bowl sink unit with drainer and mixer tap. Integrated electric oven, microwave and separate five ring gas hob. Additionally, there is an integrated dishwasher, washing machine and fridge freezer. Finished with wall mounted gas central heated radiator and wood effect laminate flooring:

## LIVING ROOM

Spacious open plan living space with twin aspect uPVC double glazed windows including a large bay window overlooking the front elevation and allowing an abundance of natural light to fill the room. Featuring storage shelves to both alcoves and finished with T.V point, telephone point and twin wall mounted gas central heated radiators:

## SHOWER ROOM

Fully tiled, modern shower room with uPVC double glazed opaque window set to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: double walk-in shower unit with mains fitted shower and glass splash screen, corner hand wash vanity unit and a low level flush w/c. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring:

## BEDROOM ONE

Generously sized, neutrally decorated primary

bedroom with twin aspect uPVC double glazed windows overlooking the rear aspect. Finished with wall mounted gas central heated radiator:

## BEDROOM TWO

Good sized, second double bedroom which is neutrally decorated with uPVC double glazed windows overlooking the front aspect. Finished with useful built-in storage cupboard and wall mounted gas central heated radiator:

## EXTERNALLY

Externally the property boasts an enclosed, mainly laid to lawn garden with flagged patio areas to the rear aspect. Finished with fenced and hedge boundaries along with a useful storage shed. On street parking available:

## 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- or our office mobile on Mobile Number
Email - lettings@admresidential.co.uk

## EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2331-9080-2099-3901

## Council Tax Bands

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

## RENTAL INFORMATION 2025

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.

## 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.
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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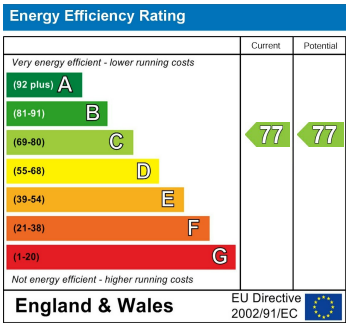
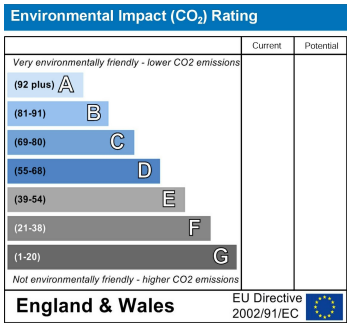
## Energy Efficiency Graph

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