



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



81 Lockwood Road, Huddersfield, HD1 3QU

£550 Per Month

LB AVAILABLE FOR SHORT OR LONG TERM LET OR WORKING IN THE AREA AND LOOKING FOR LOCATION TO THE UNIVERSITY *NEWLY RENOVATED, LOVELY DETACHED COTTAGE, PRIVATE ACCESS SET OFF LOCKWOOD ROAD, ALL BILLS INCLUDED* * FULLY FURNISHED* Offered to let is this well appointed detached cottage with open plan living/bedroom/kitchen. This would be an ideal let for a mature student, worker on a placement, or professional tenant looking for a place to stay on long or short term basis.. The property is situated in the popular area of Huddersfield HD1, close to local amenities, the university and a short walk to the Town Centre. Briefly comprising of entrance door leading into open plan lounge/kitchen and bedroom area with a separate modern shower room. Boasting solar heating, wall lighting, wall mounted radiator. Externally a private access leads to the cottage with a flagged paths.. (On street parking). All bills such as gas & electricity and water included. Appointments are with the agent please telephone our office for details. SINGLE OCCUPANCY ONLY.

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
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ENTRANCE DOOR

Entrance door leading into:

OPEN PLAN LOUNGE AREA 21'1" x 10'1" (6.43 x 3.07)



Well appointed open plan, lounge area with Upvc windows to front elevation over looking the grounds. Featuring T.V. Ceiling fan, wall mounted lighting, fully furnished with leather sofa, dining table and chairs, coffee table. Finished with solar heating system and recently carpeted flooring:

KITCHENETTE 7'5" x 8'1" (2.26 x 2.46)



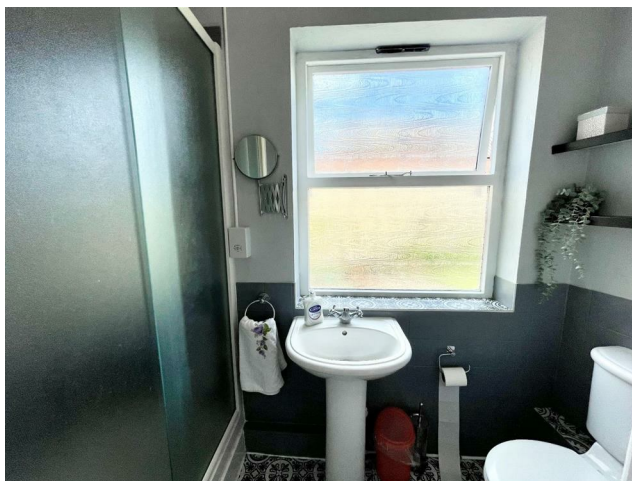
Recently fitted kitchenette with a matching range of base and wall units in white with contrasting working surfaces, tiled splash backs, stainless steel sink unit with mixer tap, Under counter fridge, hot plate, a washing machine, kettle and toaster, Finished with laminated flooring:

OPEN PLAN -BEDROOM AREA



A good size bedroom area which is also furnished with a double bed, bedside cabinet, table lamp, wardrobes and wall mounted radiator:

SHOWER ROOM 4'5" x 5'2" (1.35 x 1.57)



A separate shower room has Upvc double glazed window to side aspect, comprising of step-in shower cubical with shower unit, pedestal hand wash basin with mixer tap and a low level flush w/c . Finished with wall mounted mirror, tiles areas and newly laid tiled flooring:

Further Photos



A section of photos

EXTERNALLY

The cottage is set off Lockwood Road, with its own private access, boasting paved paths, possible hanging out area:

ALL BILLS INCLUDED

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Fully furnished

Fridge Included

Professional Tenancy

Mature Student Possible

None Smoker-

Further Information:



READY NOW

Prior to taking over a tenancy of any rental property with ADM we require the following information:

1. Proof of residency eg: recent bank statement or utility at the current address.
2. Identification, which could be passport or driving licence.
3. We require a Strictly NO PETS, NON smokers
NON SMOKERS

Professional/ working/ part working/ tenants only need apply,

Full referencing/ credit checks/employers refs/ Landlords Refs/ etc

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 £92.30

Rent is £550pcm

Security Deposit required 5 weeks of the rent.

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 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.

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great university of Huddersfield and the college in the immediate vicinity and on the fringes of Huddersfield town centre with an array of shops within a short walk away.

Historically, Lockwood was part of the North Crosland Estate and stood at an ancient crossing point of the River Holme, with the next crossing point being Armitage Bridge.

The Township of Lockwood comprised the hamlets of North Crosland and Crosland Half, with the main areas of habitation including Lockwood Bar (where the Lockwood and Meltham Turnpike branched off from the Huddersfield and Woodhead Turnpike), Rashcliffe, Crosland Hill and Milnsbridge. The estates of Thornton Lodge, Woodfield House and Crosland Lodge were also situated within the township.

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.

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.

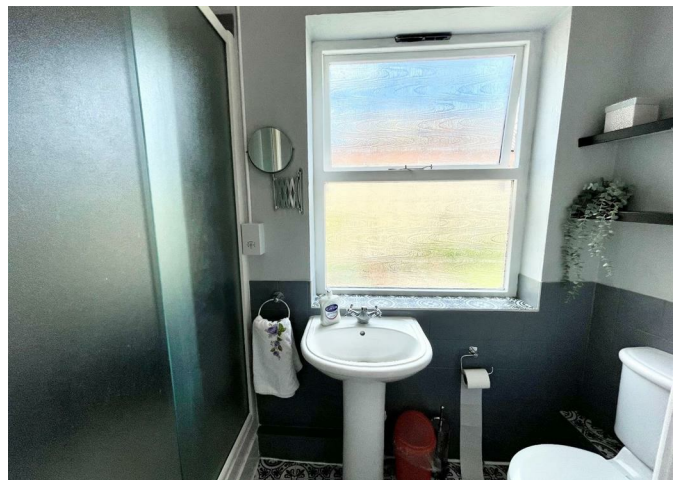
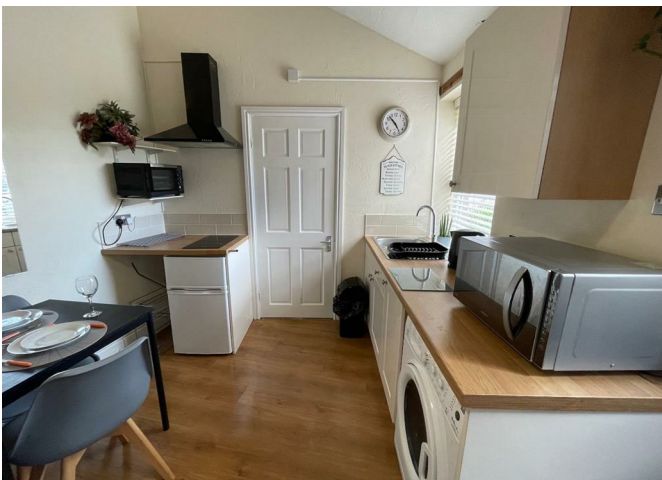
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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

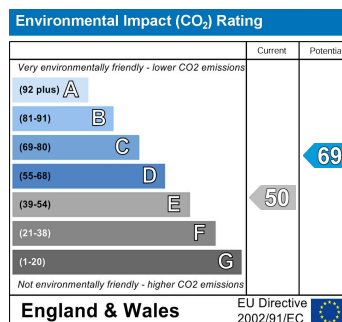
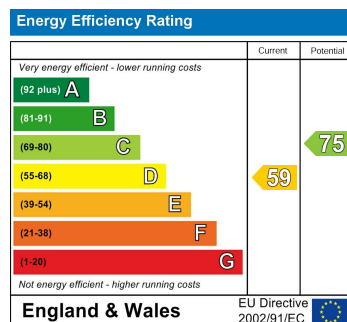
Tenure

This property is (LEASE HOLD OR FREE HOLD) with years from the year

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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