ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

1a Upperthong Lane, Holmfirth, HD9 3BE

£775 Per Month

UNDER APPLICATION *SITUATED IN THE HEART OF HOLMFIRTH* Is this well presented, two double bedroom flat with communal space to the front. Located in the highly popular residential area of Holmfirth, Huddersfield closeby to an array of local shops, bars, restaurants and public transport. Being newly decorated and newly carpeted throughout, this property is now *READY TO MOVE INTO* with the accommodation being well presented with gas central heating, double glazing and sound insulated, briefly comprises of: communal reception, entrance hallway, spacious lounge, newly fitted kitchen, modern bathroom and two double bedrooms. Externally the property offers a communal space to the front aspect. Please contact the agent ADM RESIDENTIAL to book your viewing today! *IDEALLY SUITED TO A SINGLE OCCUPANT OR COUPLE* *WATER RATES ARE INCLUDED WITHIN THE RENT*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
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The Property Ombudsman

MAIN ENTRANCE DOOR

UPVC entrance door leads to:

COMMUNAL RECEPTION

Communal reception area with separate entrance door leading to Flat 1a:

HALLWAY

Newly decorated entrance hallway with doors providing access to all rooms. Finished with useful under stairs storage cupboard, newly fitted carpets and wall mounted gas central heated radiator:

LOUNGE

Spacious, newly decorated and newly carpeted lounge with triple aspect uPVC double glazed windows overlooking the front and side elevation. Featuring a stone fire surround with display shelves, wooden display mantle and stone hearth. Finished with beams to the ceiling, coved ceiling and wall mounted double panelled gas central heated radiator:

KITCHEN

Newly fitted, modern kitchen with uPVC double glazed window to the front aspect. Featuring a matching range of base and wall mounted units in high gloss white with wood effect laminate working surfaces, tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Newly fitted integrated electric oven with electric hob and extractor hood over, plumbing for an automatic washing machine, under counter space for a condenser dryer and separate space for a fridge freezer. Finished with useful built-in storage cupboards, housing for the combi boiler, wall mounted gas central heated radiator and tiled effect vinyl flooring:

BATHROOM

Partly tiled bathroom with uPVC double glazed opaque window to the front aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with electric shower over and glass splash screen, hand wash basin with hot and cold taps and low level flush w/c. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring:

BEDROOM ONE

Well appointed, newly decorated and newly carpeted main bedroom with twin aspect uPVC double glazed window overlooking the rear elevation. Finished with beams to the ceilings and wall mounted gas central heated radiator:

BEDROOM TWO

Second newly decorated and newly carpeted double bedroom with twin aspect uPVC double glazed windows overlooking the rear elevation. Finished with beams to the ceiling and wall mounted gas central heated radiator:

EXTERNALLY

Externally the property offers a hardstanding communal space to the front aspect with wooden gate and stone steps descending down to street level:

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: Holmfirth High School, Holmfirth Junior, Infant, and Nursery School, Netherthong Primary School, Upperthong Junior and Infant School, Hinchliffe Mill Junior & Infant School

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 - lettings@admresidential.co.uk

EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/2435-2225-8500-0682-0292

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.

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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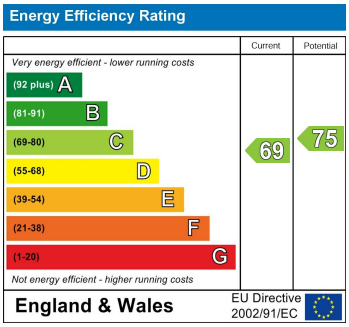
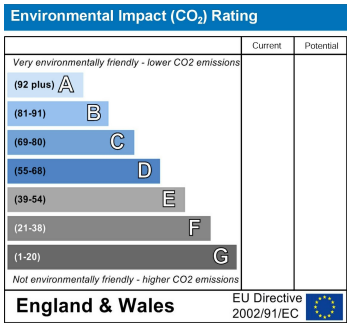
Energy Efficiency Graph





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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