



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 1 Marsh Grove Road, Huddersfield, HD3 3AQ

**£575 Per Month**

**\*\*OFFERED TO LET\*\*READY TO MOVE INTO CONDITION\*\*A ONE BEDROOM APARTMENT\*\*** This well appointed recently renovated first floor apartment, which is set within this extremely popular area of Marsh in Huddersfield, ideally suited to the professional single person, looking for the location near to HRI or The M62 which is just a short drive way. Located within 1/4 of a mile from Huddersfield town centre with Huddersfield Royal Infirmary only being a few minutes away, great commuter links and easy access to all local amenities. Boasting gas central heating system and uPVC double glazing, the accommodation comprises of: communal entrance door with access to staircase leading to the first floor, door leading to the hallway, modern lounge, dining/kitchen with plumbing for a washer and integral dishwasher, there is a good sized double bedroom and a modern spec house shower room. Externally: Communal gardens with allocated off road parking space. Telephone our office on 01484 644555 to arrange a viewing today! **\*PROFESSIONAL TENANT NEED ONLY APPLY\*** Ideal for the NHS staff looking for locations near the Huddersfield Royal Infirmary.

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)

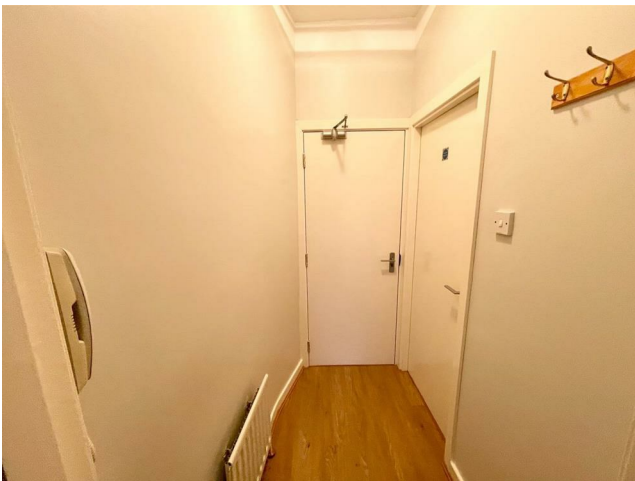


## ENTRANCE DOOR



Entrance door leads to the communal hallway, with staircase leading to the first floor:

## APARTMENT ENTRANCE DOOR



Entrance door leads to a reception hallway, doors lead to:

## LOUNGE 14'9 x 12'2 (4.27m'2.74m x 3.66m'0.61m )



A good sized lounge with uPVC windows to the rear aspect, wall mounted gas central hearts

radiator, ceiling spot lighting, finished with laminated flooring and door leads to:

## DINING KITCHEN 12'7 x 9'4 (3.66m'2.13m x 2.74m'1.22m)



A modern, well appointed kitchen with UPVC windows. Featuring a matching range of modern Style Gloss base and wall mounted units in White and Grey, concealed lighting to the wall units, contrasting working surfaces with inset stainless steel sink unit with drainer and mixer tap, complementary tiling to splash backs. Integrated electric oven and four ring electric hob with stainless steel extractor hood over and space for a fridge freezer, plumbing for a washing machine, wall mounted combi- boiler. Finished with wall mounted gas central heated radiator and ceiling spot lighting:

## SHOWER ROOM 9'8 x 3'9 (2.74m'2.44m x 0.91m'2.74m)



A very well designed, newly fitted, fully tiled, modern three piece suite in white with chrome effect fittings, comprising of a step in double shower cubical with mains fitted shower unit, hand wash pedestal and a low level flush W/C. Finished with wall mounted heated towel rail, ceiling spot lighting, ceiling extractor and tiled flooring:

## **BEDROOM 12'9 x 9'8 (3.66m'2.74m x 2.74m'2.44m )**



Spacious bedroom positioned to the rear of the property with Upvc double glazed window, ceiling spot lighting and wall mounted gas central heating radiator and finished with laminated flooring:

### **EXTERNALLY**



The property offers off road parking for one vehicle, there is also communal gardens to the rear with a clothes hanging area:

### **ABOUT THE AREA**

Schools Close by are, Mount junior and infant school, Huddersfield New College. Shops near by: Tesco Express, Maloneys Gym, Play world Huddersfield, Elenor Rose Bridal Shop, Marsh Post Office and many more.

Some of the most frequent and reliable bus services in Huddersfield. (371/372)

Local Amenities are minutes away, very close to bus routs, M62 access is a short drive way, conveniently located approximately 0.5 miles from junction 23 of the M62 and 1.5 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.

### **Council Tax Bands**

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9340-2749-3120-2809-7171>

### **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](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto: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 2024**

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.

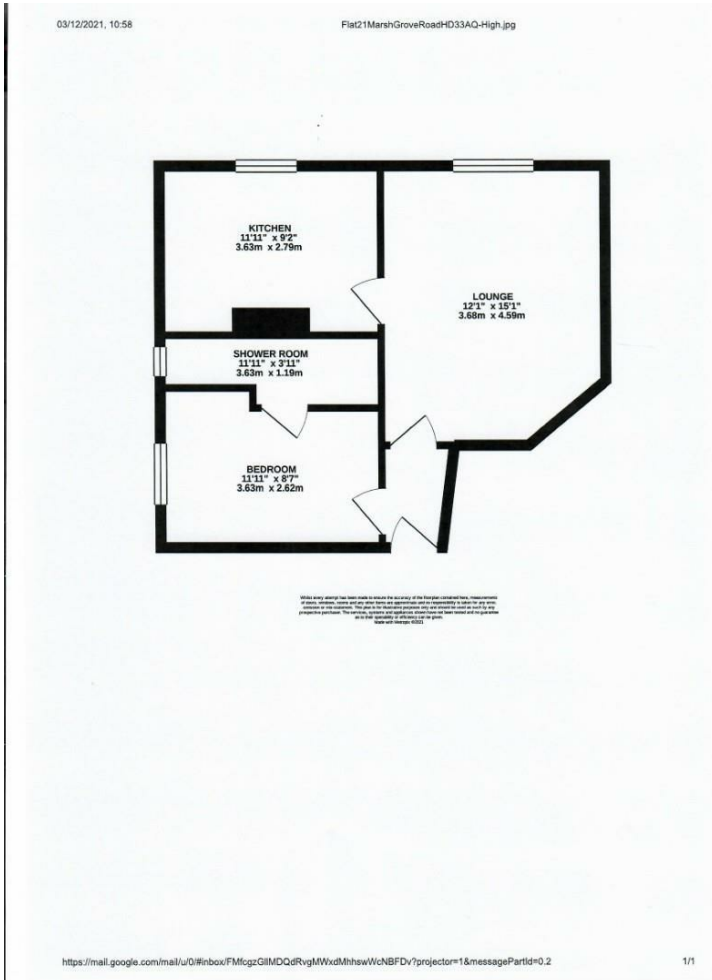
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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

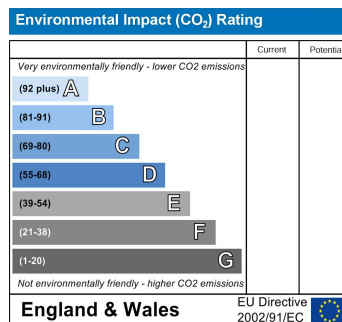
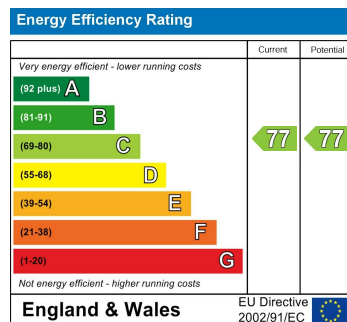
#### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.

## Floor Plan



## 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.