



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 12 Park Drive, Greenhead Park,, Huddersfield, HD1 4EB

**£450 Per Month**

\*LB\* \*\*OFFERED TO LET \*\* READY TO MOVE INTO CONDITION\*\* \*\*A NEWLY REFURBISHED STUDIO APARTMENT\*\* IN THIS SOUGHT AFTER LOCATION IN HUDDERSFIELD, This well appointed recently renovated first floor studio, which is set within this extremely popular residential area on Park Drive in Huddersfield which over looks the iconic Green-Head Park, ideally suited to the professional single person, looking for the location near to HRI or The M62 which is just a short driveway. Located within less than 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, Virgin cable for TV/internet/landline, the water and council tax is included in the rent, accommodation comprises of : communal entrance door leads to a lobby, access to staircase leading to the first floor, door leading to the hallway, modern lounge/ bedroom with high ceilings, kitchen with plumbing for a washer, there is also a fridge freezer, inner lobby with access to modern spec house shower room. Externally: Communal grounds, parking permit on road. Telephone our office on 01484 644555 to arrange a viewing today! SORRY PETS, NON SMOKERS, PROFESSIONAL TENANTS NEED ONLY APPLY. Perfect for the NHS staff looking for locations near the Hospital.

(For further information please ask the agent for details)

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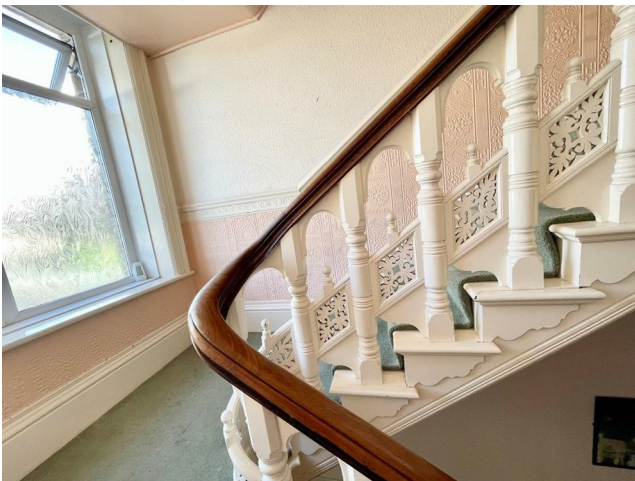


## Communal Entrance



Communal entrance door, leads to :

## Staircase Leading To The First Floor



The communal hallway provide access to the staircase which leading to the first floor landing:

## No 2 The Studio



This Modern Studio is Set to the first floor landing, with original high ceilings, newly decorated and a ready to move into condition

:

## Entrance Hallway



Entrance fire door leads onto the hallway, finished with modern deco, laminated flooring and a wall mounted radiator, doors lead onto:( it's also a good space for a small office/work station)

## Lounge/Bedroom



Newly decorated 17ft lounge/bedroom with UPVC windows to the rear aspect, featuring high ceiling, original cornice, wall mounted gas central heated radiator, ceiling lighting, finished with wood effect laminated flooring and door leads to :

## Modern Kitchen



A modern well appointed kitchen features a matching range of modern style High Gloss base and wall mounted units in White with 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 matching extractor hood over there is a fridge freezer and plumbing in situ for a washing machine, Finished with wall mounted gas central heated radiator and ceiling spot lighting and laminated flooring:

## Inner Lobby

Inner lobby which leads to the bathroom:

## Shower Room 6'3 x 5'6 (1.83m'0.91m x 1.52m'1.83m)



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

## Externally



This property offers communal grounds, on street permit parking:

## Council Tax Bands

The council Tax Is Included In The Rental Amount :

## Water

Water is included in the rental amount

## 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.

### About The Area

#### FURTHER INFORMATION ABOUT THE AREA:

Greenhead Park is an urban park located 0.5 miles west of the town centre of Huddersfield, West Yorkshire, England. It is one of the largest parks in Huddersfield and was originally opened in 1884. It is an English Heritage grade II listed property and is also in a Conservation 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. The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is just a short walk or drive away.

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.

### COPYRIGHT ADM PARTICULARS

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### RENTAL INFORMATION 2021

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.

### EPC

Epc For The Studio

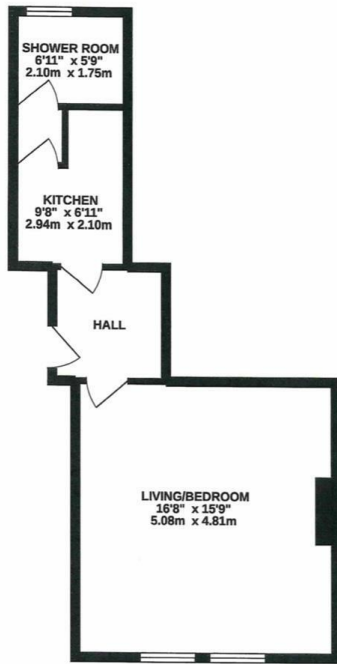
<https://find-energy-certificate.service.gov.uk/energy-certificate/9340-2749-3120-2809-7171>

### POSSIBLE FURNITURE

Please note there is a two seater sofa, a table and chairs, wardrobes, which if required a tenant can use, also there is Virgin cable for TV/internet/landline

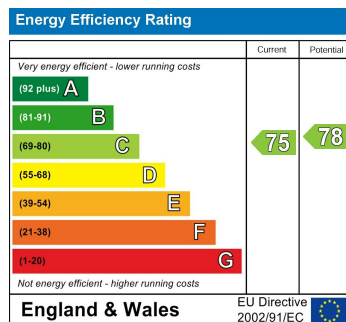
There is a virgin point in the flat, you can get Internet, landline and TV, you will need to sign a contract and they switch it on approx, £25pcm:

## Floor Plan



FLAT 4, 12 PARK DRIVE

## 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.