



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



34 Norcross Avenue, Huddersfield, HD3 4FP

£550 Per Month

AVAILABLE END OF JANUARY "ATTENTION" "MATURE TENANT REQUIRED" *GREAT LOCATION OF OAKES* *CLOSE TO THE M62 MOTORWAY NETWORKS* This delightful, modern apartment-Ideally suited to the semi-retired person/couple or mature student is offered TO LET by ADM Residential. This well appointed one bedroom is located on the ground floor, which is situated on this development of similar style properties. Located within one mile from Huddersfield town centre and easy access to all local amenities and the M62 is just mins away. Boasting central heating system and uPVC double glazing, the accommodation comprises of: entrance hallway, lounge, breakfast kitchen, double bedroom and bathroom. Externally: Communal gardens with parking area. Telephone our office on to arrange a viewing today on 01484 644555

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



Entrance Door

Entrance door leadings to:

Hallway



A hallway, telephone point and gas central heating radiator. Door leading to:

Storage Room / Study

Useful walk in storage area with fitted shelving, gas central heating radiator. Door leading to:

Lounge 13'10" x 9'10" (4.22 x 3.00)



Spacious, tastefully appointed lounge with Upvc double glazed window to rear elevation overlooking large communal gardens, featuring TV point, Telephone point and wall-mounted electric heater:

Kitchen 10'11" x 7'6" (3.33 x 2.29)



Beautifully presented, modern breakfast kitchen with window to rear elevation, comprising of a matching range of base and wall units in beach with complementary roll edge, working surfaces, tiled splash backs, stainless steel sink unit and drainer with mixer taps. Integral stainless steel oven with four ring gas hob, stainless steel extractor hood over, plumbing for automatic washing machine and built-in airing cupboard. Finished with chrome effect fittings and laminate effect vinyl flooring, gas central heating radiator.

Bedroom 13'0" x 9'7" (3.96 x 2.92)



A good size bedroom with window to rear elevation, gas central heating radiator.

Bathroom 7'6" x 5'1" (2.29 x 1.55)



A three piece bathroom suite with window to front elevation finished with chrome effect fittings, comprising of panelled bath with newly fitted chrome shower attachment over bath, low flush w/c and hand wash basin. Gas central heating radiator.

Externally



The property boasts large communal gardens to the rear. On street parking to the front via permits:

About The Area Lindley

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants at 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

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.digital.communities.gov.uk/energy-certificate/0938-2898-7515-9325-3795>

RENTAL INFORMATION 2023

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.

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

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.

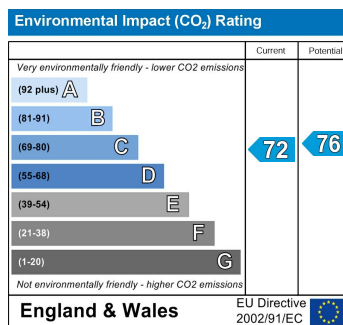
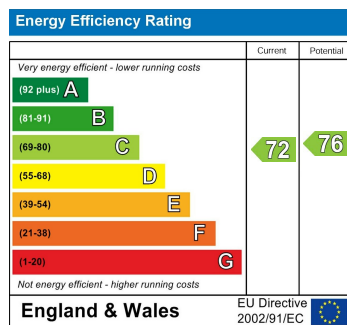
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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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