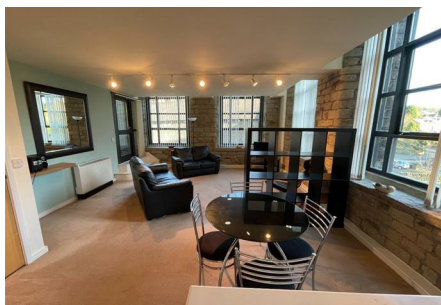




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 106 Quarry Bank Mills, Huddersfield, HD3 4ZW

**£725 Per Calendar Month**

**\*UNEXPECTEDLY RE-MARKETED\*** **\*AVAILABLE FROM THE 24TH JULY 2025\*** Offered To Let is this well appointed, modern one bedroom, **\*FULLY FURNISHED\*** first floor apartment, situated in the popular Quarry Bank Mills complex of Huddersfield developed in 2007. The Apartment features:- security intercom, open plan living, electric heaters, double glazed windows with beautiful views, original exposed stone work and offers easy access to the M62 Motorway Networks and access links to surrounding areas. Comprises of: entrance lobby, hallway, tastefully appointed open plan lounge/dining area, well designed stylish kitchen area, master bedroom which leads onto the balcony and a modern bathroom. Externally; communal garden, secured electric gating access with one allocated parking space. Viewing is essential! Please call 01484 644555 to arrange your viewing today! EPC RATED C

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 LOBBY



Communal entrance lobby area with access to elevator and staircase leading to all floors:

## ENTRANCE HALLWAY 19'8" x 16'10" (5.99 x 5.13)



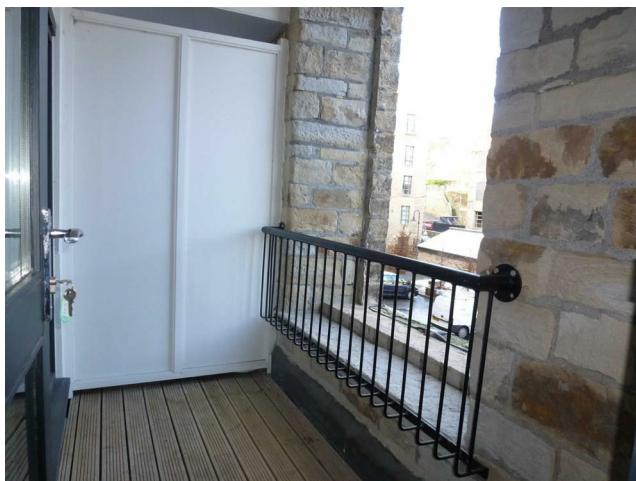
Entrance door leading to reception hallway, electric storage heater, intercom system, useful storage cupboard, doors leading to:-

## LIVING AREA



Well appointed, good size, open plan lounge with feature windows to front and side elevation having views across the valley. Original exposed stone work, TV point, Telephone point, Internet access, two electric heaters. Doors leading to balcony with beautiful views across the valley, ideal for bistro dining, finished with decked flooring :-

## BALCONY



A beautifully presented open bistro style balcony finished with decked flooring offering a good deal of privacy and view's across the valley .

## KITCHEN AREA 8'0" x 7'8" (2.44 x 2.34)



A beautifully finished, newly finished modern fitted kitchen featuring a matching range of base and wall units in oak effect, with chrome effect fixings. Complementary roll edge laminate working surface with tiled splash back, inset stainless steel sink unit with mixer taps, integrated stainless steel electric oven and hob, with stainless steel extractor hood over. Integrated fridge freezer, integral automatic washing machine , finished with laminate wood effect flooring.

## BATHROOM 7'9" x 5'7" (2.36 x 1.70)

Newly finished partly tiled, three piece bathroom suite in white featuring chrome effect fittings.

Consisting of:- modern panel bath, hand wash basin and w/c. Electric shower over bath with splash screen, chrome heated towel rail.

### **MASTER BEDROOM 14'8" x 8'11" (4.47 x 2.72)**



A tastefully appointed, good size master bedroom with floor to ceiling windows to front elevation leading onto balcony via patio doors, featuring oak effect mirrored wardrobes fitted to one wall, electric wall mounted heater.

### **STORAGE ROOM**

A useful storage room with access to fuse box.

### **BOILER ROOM**

A useful storage area housing the boiler.

### **EXTERNALLY**



Communal garden area with allocated secure parking.

### **RENTAL INFORMATION 2020**

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.

### **VIEWING APPOINTMENT**

Please contact our Milnsbridge Office to arrange a viewing appointment at your convenience on Telephone Number 01484-644555 or Office Mobile 07780446202 to arrange out of office viewings only Thank you.

or e-mail us on [enquiries@admresidential.co.uk](mailto:enquiries@admresidential.co.uk)

### **DIRECTIONS**

From leaving our Milnsbridge office, head north on Market St toward Armitage Road, continue onto Dale Street, continue onto Grove Street and the property will be seen on the left.

### **RENTALS**

The Letting of your property can be an exciting and busy time. We at ADM Residential want to make your experience as smooth and hassle free as

possible by giving you all the help and knowledge under one roof. We offer fixed Fees, Management packages, landlords with portfolios and much much more, If you are thinking or renting your property with ADM Residential we provided the following services

Property Rentals (Let Only or Full Management)

EPC Arranged

GAS SAFETY CHECKS

P.A.T CHECKS

We work closely with local professional and can assist with the following associated services

Professional Advice

Property Insurance

Landlord & Tenant Insurance

Rent Guarantees

We have tenants awaiting properties in all areas of Huddersfield, Bradford, Halifax.

Why not give the professionals a call Tel 01484 644555 e-mail - [sales@admresidential.co.uk](mailto:sales@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. 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.

### **EPC LINK 2021**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0380-2252-4060-2099-4755>

### **Council Tax Bands**

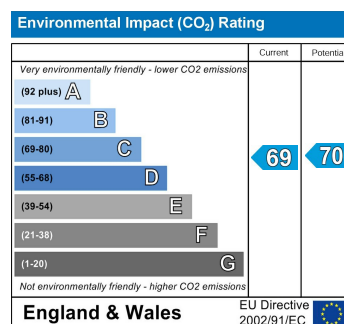
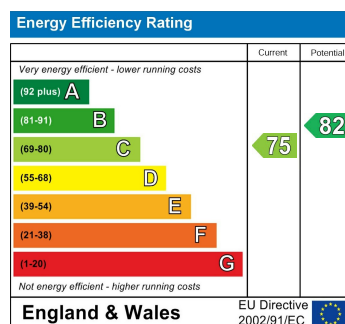
The council Tax Banding is "A "

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





## 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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