



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



Flat 3 248 Lowergate, Huddersfield, HD3 4QR

£325

UNDER APPLICATION* *REDUCED RENT OF £325 FOR THE FIRST 6 MONTHS* *VIRTUAL VIEWING AVAILABILITY

ADM Residential are please to offer "FOR LET" this UN-furnished, large ONE bedroom apartment which is situated on Lowergate of Huddersfield. Being close to all local amenities such as local shops and schools. The property is a 10 minute bus route away from the Huddersfield town centre perfect for those who work in the town centre. The property boasts double glazing and gas central heating, briefly comprises: Entrance hall, living room/ bedroom, good size kitchen/dining room which includes a range of matching base and wall units, electric oven and electric hob and finally a separate three piece part tiled bathroom suite in white with chrome fittings and comprising of hand wash basin, shower and w/c. Please call the agent to arrange a viewing on 01484 644555!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE COMMUNAL LOBBY

Entrance lobby giving access to first floor landing via staircase, which leads to the first floor landing and door leading to the apartment:

HALLWAY

Hallway which gives access to all rooms:

Council Tax Bands

The council Tax Banding is "A"

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

RENTAL INFORMATION

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:

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 required

You must pass all referencing to proceed with the tenancy.

ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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

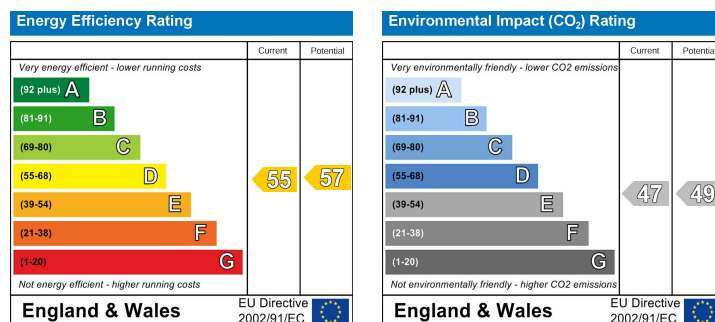
Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555

Mobile Number 07780446202

Email - lettings@admresidential.co.uk

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.