

**35 Bankwell Road, Huddersfield, HD3 4LZ****£425 Per Month**

LOOKING TO RENT? NOW OFFERED TO LET BY ADM RESIDENTIAL is this \*ONE BEDROOM\* self contained ground floor flat. Having been newly decorated with newly fitted carpets throughout, it is in ready to move into condition for a single occupant. Ideally located in the village of Milnsbridge, being close to all local amenities, local bus routes are minutes away, or the town centre is a short walk perfect for those who work in the town centre. Offering electric heating and double glazing throughout, briefly comprising of: entrance door, lounge with wall mounted electric fire, modern kitchen, primary bedroom and a separate bathroom. Externally, there is on street parking to the front aspect. Please call ADM Residential to book your viewing appointment on 01484-644555!

## ENTRANCE DOOR

UPVC entrance door with feature glass panel leads to:

## LOUNGE



Newly decorated lounge with uPVC double glazed window to the front and side aspect. Finished with wall mounted electric fire and newly fitted carpets. Door leading to:

## KITCHEN



Modern kitchen with uPVC double glazed window overlooking the rear aspect. Featuring a matching range of base and wall mounted units in cream with chrome effect fittings, laminate roll edged working surfaces, tiled splash back and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven with electric hob and stainless steel extractor hood over, additionally there is plumbing for an automatic washing machine and space for an under counter fridge. Finished with wall mounted electric heater and tiled effect vinyl flooring:

## BEDROOM



Newly decorated, primary bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted electric heater and newly fitted carpet:

## BATHROOM



Partly tiled bathroom featuring a three piece suite in white with chrome effect fittings, comprising of: panelled bath with electric shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with tiled effect vinyl flooring:

## EXTERNALLY

Externally the property offers on street parking:

## ABOUT THE AREA

About the area are as follows:

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 or our office mobile on Mobile Number 07780446202  
Email - [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

### **Council Tax Bands**

The council Tax Banding is "A"  
Please check the monthly amount on the Kirklees Council Tax Website.

### **RENTAL INFORMATION 2026**

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.

### **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.

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.

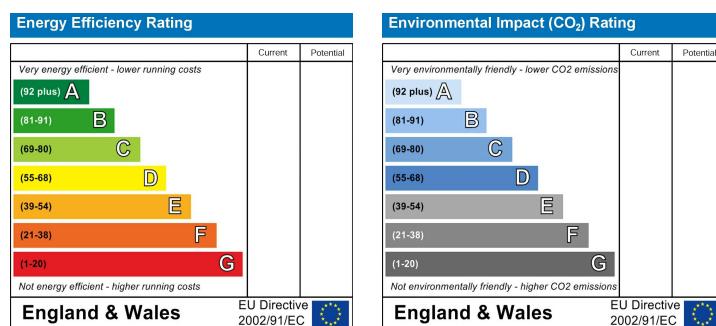
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph



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