



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

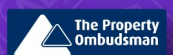


## 2a Garden Street, Huddersfield, HD1 3RD

**£450 Per Month**

\*LB\* \*SET WITHIN THIS VERY POPULAR AREA OF LOCKWOOD\* \*OFFERED FOR LET\*\* is this very well appointed and recently decorated, "ONE" bedroom ground floor apartment with access to a parking space allocated to the rear. Ideally situated close to an array of local shops, well regarded schools, M62 motorways and excellent transport links to Huddersfield's town center. The property is perfect for a professional tenant(s) looking for short/long term let. The apartment boasts heating and double glazing, accommodation briefly comprising of:- entrance hallway, modern open plan lounge/kitchen with integral appliances, a double bedroom and a house bathroom with modern bathroom suite. Externally communal area and parking space. Please note non smokers and no pets allowed due to the accommodation. Tel ADM Residential on 01484 644555 for further details or to arrange a virtual viewing today! \*NOT TO BE MISSED\*

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



### Communal Door/ Ground Floor



A communal entrance with staircase leading to the next floor: access to apartment 1 on the ground floor:

### Entrance Door



The apartment entrance door leads to :

### Hallway 7'4 x 6'6 (2.24m x 1.98m)

A reception hallway with useful storage cupboard, doors leading to:

### Open Plan Living 24'4 11'4 (7.42m 3.45m)

Modern Open plan living/kitchen:

### Lounge Area 15'4 x 11'3 (4.67m x 3.43m)



A modern lounge area with Upvc patio doors onto the Juliette balcony which looking onto the rear communal area and parking providing a great deal of natural lighting. Featuring ample power points, wall mounted heater door leads to:

### Kitchen Area 10' x 9 (3.05m x 2.74m)



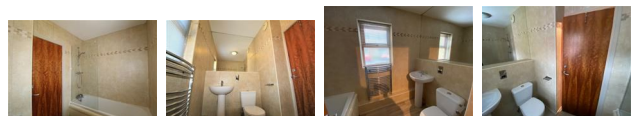
The kitchen area comprises of matching base and wall mounted units in Walnut with contrasting laminate effect roll edged working surfaces and contrasting tile splash back, inset stainless steel sink unit with drainer and mixer tap. Integral fridge/freezer, washing machine, integral electric oven and hob with extractor hood over. Finished with laminated tiled effect flooring:

### Bedroom 11'2 x 10'4 (3.40m x 3.15m)



A good size double bedroom with Upvc window to the rear aspect, wall mounted heater finished with carpet flooring:

### Bathroom 7'6 x 6'11 (2.29m x 2.11m)



A fully tiled house bathroom with UPVC window to the rear aspect, comprises of a modern three

piece bathroom suite in white with chrome effect fittings. Consists of paneled bath with shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted chrome heated radiator and vinyl effect flooring:

### **Externally**

Externally communal area which provides a allocated parking space:

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on Tel-01484 644555 this is for virtual viewing tours

Mobile Number 07780446202

Email - [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

### **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:

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.

### **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.

### **Council Tax Bands**

The council Tax Banding is "A "

### **ABOUT THE AREA**

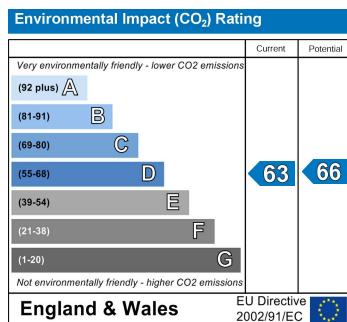
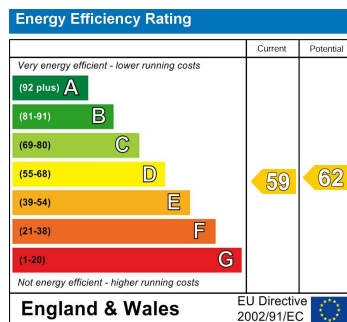
With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

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.



### 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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