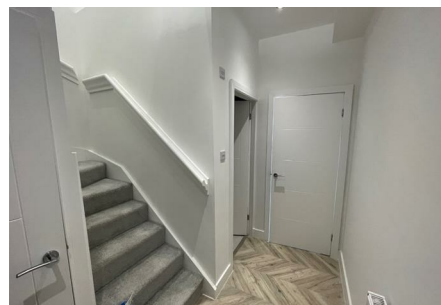
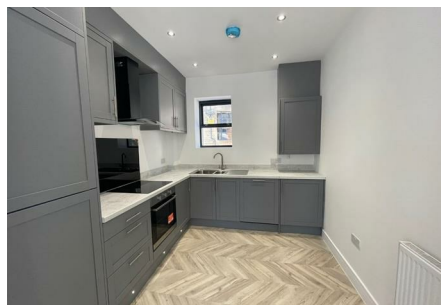




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 23 Parkwood Cottages Stoney Lane, Huddersfield, HD3 4TL

**£1,100 Per Month**

**\*SITUATED IN THE HEART OF LONGWOOD\*** Is this NEWLY converted, two double bedroomed MEWS, in this hamlet of four with communal space to the front of the development and on street parking. Located in the highly popular residential area of Longwood, Huddersfield closeby to an array of local shops, bars, restaurants and public transport. Being newly decorated and newly carpeted throughout, this property is **\*READY TO MOVE INTO NOW\*** with the accommodation being well presented with gas central heating, double glazing and fully insulated, briefly comprises of: entrance hallway, spacious lounge, new fitted kitchen with appliances, modern bathroom and two double bedrooms. Externally the property offers a communal space to the front aspect. Please contact the agent ADM RESIDENTIAL to book your viewing today! **\*IDEALLY SUITED TO SINGLE OCCUPANT OR A COUPLE\***

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)

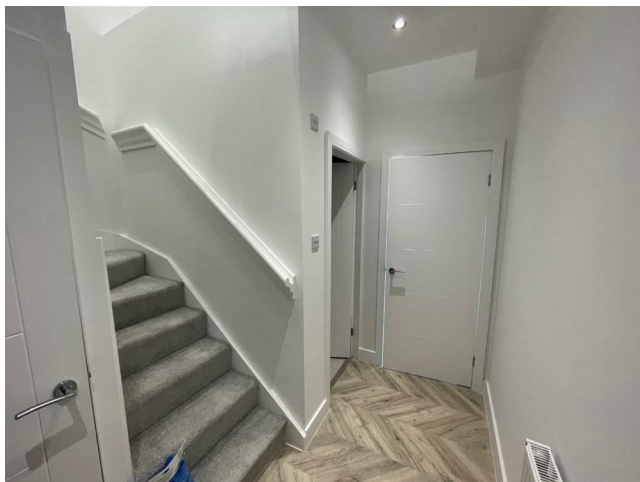




### ENTRANCE DOOR

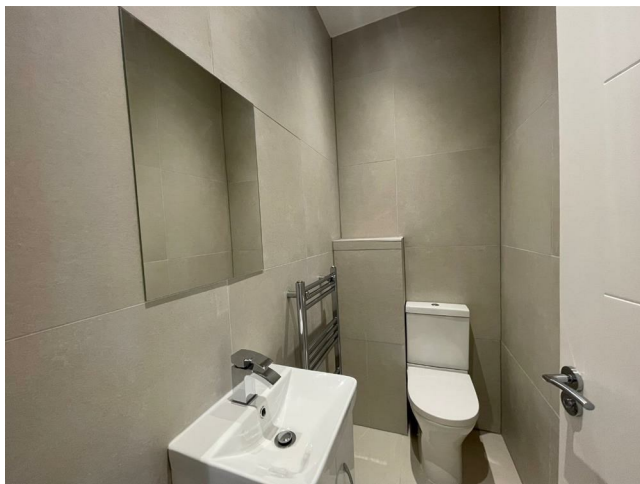
Entrance wood door leads to:

### RECEPTION HALLWAY



Reception hallway with staircase rising to the first floor landing featuring a useful under stairs storage cupboard. Finished with inset ceiling spotlighting, wall mounted gas central heated radiator and parquet wood effect flooring:

### DOWNSTAIRS W/C 6'3 x 3'4 (1.91m x 1.02m)



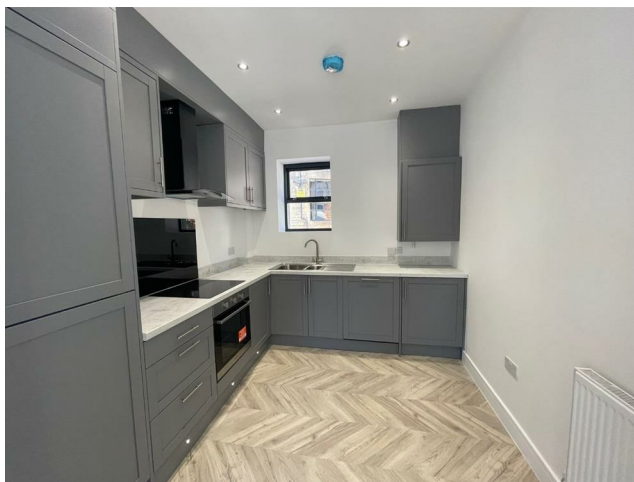
Benefitting from a new fully tiled, downstairs w/c featuring a two piece suite in white, comprising of: hand wash vanity basin with waterfall tap and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted LED mirror, wall mounted chrome heated towel rail and tiled flooring:

### LOUNGE 18'9 x 10'6 (5.72m x 3.20m)



Spacious lounge with twin aspect cathedral featured double glazed windows overlooking the front aspect. Finished with inset ceiling spotlighting, T.V point, telephone point, twin wall mounted gas central heated radiator and parquet wood effect flooring:

### KITCHEN 9'6 x 8'6 (2.90m x 2.59m)



Newly fitted, modern fitted kitchen with double glazed window overlooking the rear aspect. Featuring a matching range of base and wall mounted units in Grey with marble effect working surfaces, inset stainless steel one and a half bowl sink unit with drainer and mixer tap. Newly fitted electric oven with induction hob and matching extractor hood over, integrated fridge freezer, dishwasher and automatic washing machine with housing for the combi-boiler. Finished with inset

ceiling spotlighting, kickboard LED lighting, wall mounted gas central heated radiator and parquet wood effect flooring:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to the loft via a hatch. Finished with inset ceiling spotlighting and door leading to:

### BATHROOM 9'1 x 6'7 (2.77m x 2.01m)



Fully tiled, new fitted bathroom featuring a three piece contemporary suite in white with chrome effect fittings, comprises of: tiled in bath with mains fitted shower over and glass splash screen, hand wash vanity basin and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted LED mirror, wall mounted chrome heated towel rail and tiled flooring:

### BEDROOM ONE 13'9 x 9'1 (4.19m x 2.77m)



A modern double bedroom with cathedral featured double glazed windows overlooking the front aspect. Finished with twin wall mounted lighting and wall mounted gas central heated radiator:

### BEDROOM TWO 13'2 x 9'6 (4.01m x 2.90m)



Second double bedroom with cathedral featured double glazed windows overlooking the front aspect. Finished with twin wall mounted lighting and wall mounted gas central heated radiator:

### 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 - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2378-3490-2125-3631>

### **RENTAL INFORMATION 2025**

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.

### **Council Tax Bands**

The council Tax Banding is " "

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

### **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.

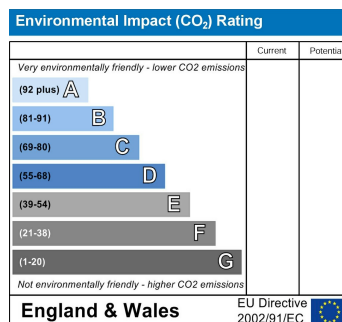
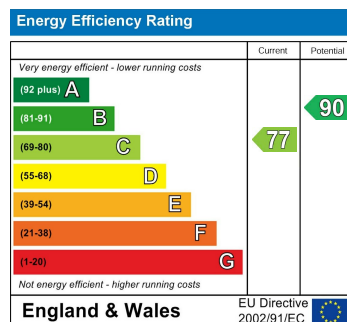
### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.





## 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.