

**248 Lowergate, Huddersfield, HD3 4QR****£375 Per Calendar Month**

ADM Residential are pleased to offer "FOR LET" this unfurnished one bedroom, ground floor flat. The flat is situated on Lowergate, being close to all local amenities such as local shops and schools and is a 10 minute bus route away from the

Huddersfield town center, perfect for those who work in the town center or at university. The property boasts double glazing and gas central heating, briefly comprises: communal entrances, entrance hall, open-plan living room with kitchen area, includes a range matching base and wall units in beech wood effect, electric oven and electric hob, plumbing for automatic washing machine, fridge freezer, inner hallway leads to a separate three piece part tiled bathroom, comprising of hand wash basin, shower and w/c and a 15ft separate double bedroom. Possible off street parking. Please call the agent to arrange a viewing. **\*\*VIRTUAL VIEWING COMING SOON\*\***

## **Council Tax Bands**

The council Tax Banding is "A"

## **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:

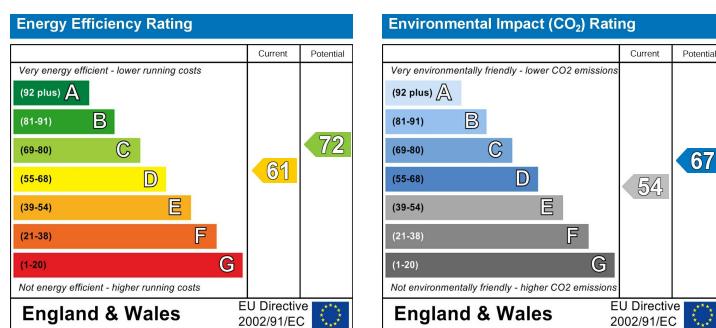
PLEASE NOTE HOLDING DEPOSIT REQUIRED OF  
ONE WEEKS RENT

Security Deposit required

You must pass all referencing to proceed with the  
tenancy.

## Floor Plan

## 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.