

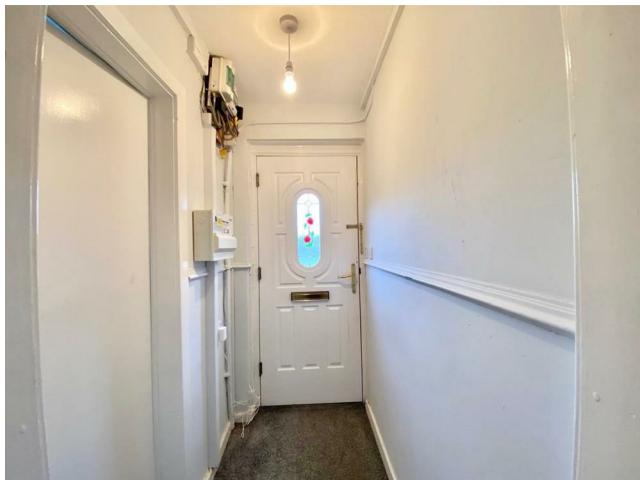
**10 Lydgate Drive, Holmfirth, HD9 1LW****£650 Per Month**

POPULAR RESIDENTIAL LOCATION Offered by ADM Residential! We are pleased to offer *FOR RENT* this neutrally decorated, one double bedroom ground floor maisonette being well presented throughout and in a ready to move into condition. Situated in the popular area of Holmfirth, being close to local amenities, bus routes, schools and access to the M62 Motorway Network. Ideally suited for a single occupant or couple looking for a long term let. The property boasts neutral decor throughout, gas central heating and double glazing with the accommodation briefly comprising of: Entrance hallway, dining kitchen, modern shower room, spacious living room and a well appointed double bedroom. Externally, the maisonette includes communal garden space with on street parking available. Call ADM Residential to arrange your viewing today!

ENTRANCE DOOR

UPVC entrance composite door with featured opaque glass panel leads to:

HALLWAY



Entrance hallway which provides access to the fuse box and meters. Finished with dado rail and doors leading to:

DINING KITCHEN



Neutrally decorated dining kitchen with twin aspect upvc double glazed windows overlooking the front and side aspect. Featuring a matching range of base and wall mounted units in Beech wood effect with chrome effect fittings, roll edged laminate working surfaces, tiled splashbacks and inset stainless steel sink unit with drainer and hot and cold taps. There is a *gas cooker with four ring electric hob, plumbing for an automatic washing machine and space for a fridge freezer. Additionally, there is a built-in storage cupboard, wall mounted extractor fan and ample space for a dining table and chairs. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

*Please note: The gas cooker will be gifted to the tenant by the Landlord.

SHOWER ROOM



Modern, partly tiled shower room with upvc double glazed opaque window to the front aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: double walk-in shower cubicle with electric shower unit over, hand wash vanity basin with mixer tap and low level flush w/c. Finished with built-in storage cupboards, wall mounted extractor fan, wall mounted gas central heated radiator and vinyl effect flooring:

LOUNGE



Spacious, neutrally decorated lounge with upvc double glazed window overlooking the front aspect. Finished with T.V point, telephone point and wall mounted double panelled gas central heated radiator:

BEDROOM ONE



Primary double bedroom with uPVC double glazed window overlooking the rear aspect. Featuring built-in wardrobes and storage cupboards, finished with wall mounted double panelled gas central heated radiator:

EXTERNALLY

Externally the property offers communal garden space with a paved pathway leading up to the entrance door and on street parking:

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8653-7522-5639-1559-1992>

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: New Mill Junior School, Netherthong Primary School, Holmfirth High School, Holmfirth Junior, Infant, and Nursery School

Conveniently located for access to the M62 Network and 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 Royal 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

Council Tax Bands

The council Tax Banding is "A"

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

RENTAL INFORMATION 2025

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

NON SMOKERS PERMITTED

You must pass all necessary referencing to proceed with the tenancy.

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/character referencing:

PLEASE NOTE THERE IS A HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT
Security Deposit/Bond is required On All Our Properties.

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.

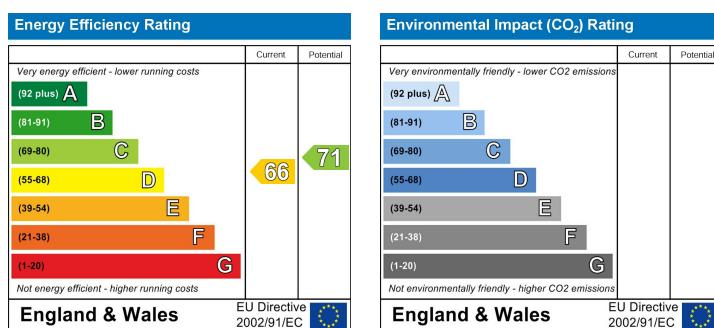
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



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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