



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



1014 Manchester Road, Huddersfield, HD7 5QQ

£400 Per Month

LB A LARGE TOP FLOOR, TWO BEDROOMED APARTMENT** *OFFERED TO LET* Situated in this popular area of Linthwaite close to all local amenities, bus routes and schools with easy links to Manchester and the M62 Motorway Network and approximately ten minutes from Huddersfield Town Centre. This newly decorated property boasts double glazing and gas central heating, comprising of: entrance door, staircase leads to the upper floor apartment, hallway, large lobby with storage, good size lounge, modern style kitchen a modern three piece bathroom with shower over bath and splash screen, two good size bedrooms. NOT TO BE MISSED. Please call ADM Residential to arrange a viewing. PROFESSIONAL TENANTS, NO PETS, NON SMOKERS

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

Entrance UPVC door with anti snap lock, lead to an inner hallway with a staircase leading to first floor accommodation:

LOBBY

Inner large lobby area with a UPVC window to rear aspect, built-in storage and a wall mounted gas central heated radiator, doors leading to:

KITCHEN

LOUNGE

BEDROOM ONE

SECOND BEDROOM

MODERN BATHROOM



TENANTS INFORMATION

RENTAL INFORMATION

PROFESSIONAL WORKER

NO PETS

NON SMOKERS

Council Tax A

BOND £459

REQUIRED A HOLDING FEE OF ONE WEEK OF THE RENT

ABOUT THE AREA

About the area are as follows:

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

Located within easy access to Linthwaite,

Slaithwaite, great local shops on the door step.

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- or our office mobile on Mobile Number

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtub link.

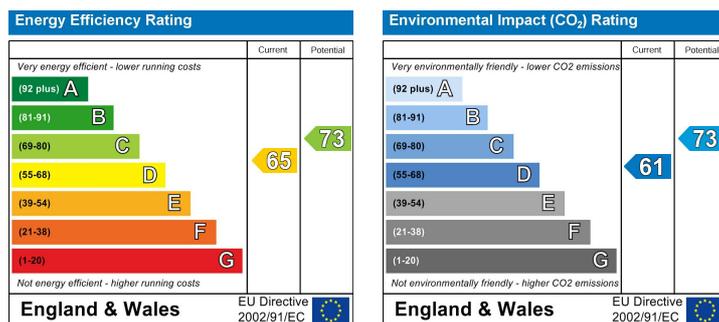
Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is "A"

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

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.