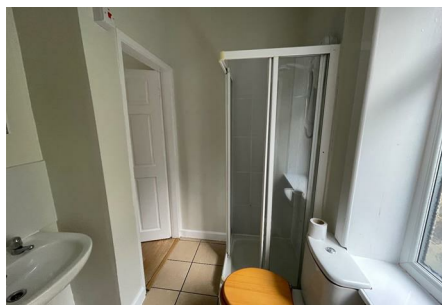




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



37 Bank Well Road, Huddersfield, HD3 4LZ

£400 Per Month

***UNDER APPLICATION* LOOKING TO RENT? "NOW OFFERED TO LET BY ADM RESIDENTIAL"** is this well appointed "ONE BEDROOM FULLY FURNISHED FIRST FLOOR SELF CONTAINED FLAT". Newly decorated including some white goods. Ideally located in the village of Milnsbridge, being close to all local amenities, local bus routes are minutes away, or the town centre is a short walk perfect for those who work in the town centre. The property has been fully redecorated with laminate flooring throughout, offering electric heating and double glazing wall mounted electric fire. Briefly comprising of: communal entrance door with staircase leading to first floor:- Entrance door leads to the flat with access to the hallway, door leads to the lounge/kitchen area, a separate shower room with a three piece suite in white and one double bedroom with furniture. On Street parking to the front aspect. Please call ADM Residential today to book an appointment on 01484-644555

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE COMMUNAL DOOR

uPVC entrance door leads to:

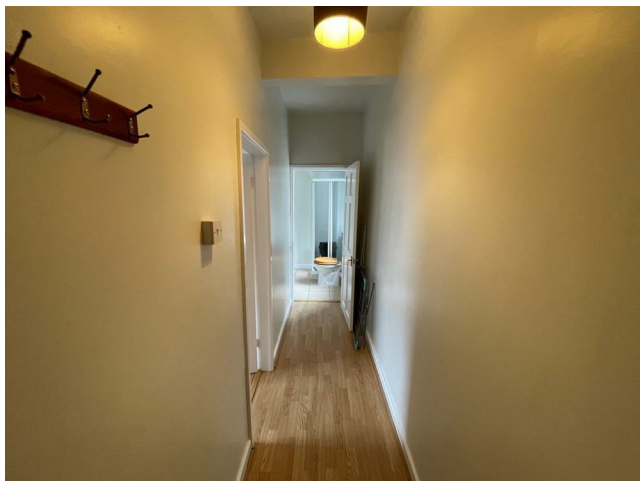
COMMUNAL HALL

Entrance hallways with staircase leading to first floor :

FLAT 2

Door leading to:

RECEPTION HALL



Reception hall with access to all rooms, finished with laminated flooring and wall mounted electric heater:

OPEN PLAN LOUNGE/KITCHEN



Spacious modern lounge, newly decorated in neutral colours with UPVC Double glazed windows overlooking the front aspect, featuring electric fire, t.v point, wall mounted electric heater, selection of furnishings which can be removed if requested. Finished with laminated flooring and door leading to:

KITCHEN AREA



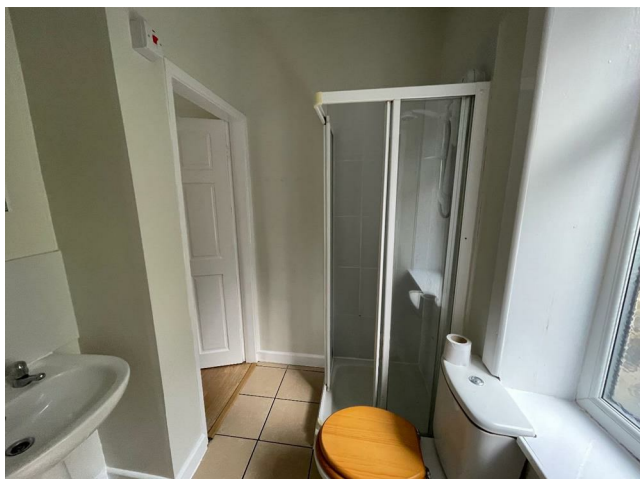
Modern kitchen area with selection of base and wall mounted units in white, with contrasting laminated working surfaces, inset stainless steel sink unit with drainer and matching splashbacks, integrated electric oven and electric hob with extractor hood over. Appliances included are fridge and under-counter freezer, finished with laminate flooring:

BEDROOM



Good sized bedroom with UPVC double glazed windows to front aspect, wall mounted electric heater. Items included are bed and wardrobe. (If there are any items you want to have removed, please discuss with the agent) finished with laminate flooring.

SHOWER ROOM



Shower room consists of a three piece suite in white, consisting of step-in shower cubicle with electric shower unit, hand wash pedestal and low level flush wc. Window to rear elevation, finished with electric overhead heater and tile effect flooring.

Council Tax Bands

The council Tax Banding is " "

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

RENTAL INFORMATION 2021

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.

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 Or lettings@admresidential.co.uk

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

Please ask the agents for the detail.

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.

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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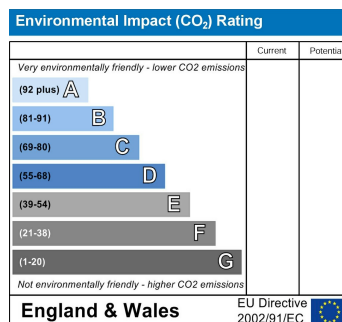
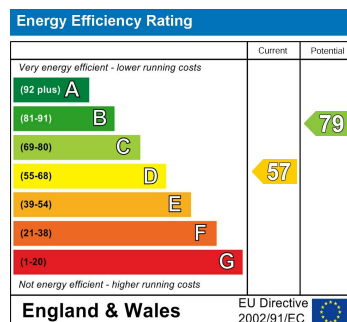
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EPC end 2032

<https://find-energy-certificate.service.gov.uk/energy-certificate/0043-0208-1202-3224-3304>



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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