



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



11 Saville Court, Huddersfield, HD3 4JT

£550 Per Calendar Month

LB

ADM Residential are pleased to market this high spec, very well appointed apartment situated in a beautiful converted mill. Ideally set on the 1st floor, offering an abundance of charming features including stunning exposed stone walls and a vaulted high ceiling. Located close to all village amenities and easy access to the M62 Motorway Networks, popular transport links and just approx two miles to Huddersfield town centre. Boasting generously proportioned rooms with vaulted high ceilings and large windows with views over looking the village and providing an abundance of natural light. There are communal entrances, staircase/lift, the apartment in briefly comprises of:- The property boasts double glazing, electric heating, and security intercom, accommodation briefly comprises of: entrance hallway, storage room with plumbing for washing machine, 22ft open plan living space with modern fitted kitchen area & lounge with exposed stone featured wall, a modern bathroom, master bedroom and a second double bedroom, 11ft. The property comes with an allocated parking space and white good are included. Viewings by appointment ONLY - Call ADM today on 1484 644555 to book today, (professional tenant, non smoker and no pets allowed)

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COMMUNAL ENTRANCE



Leading into this stylish communal entrance lobby with stairs and lift access to the upper levels:

ENTRANCE DOOR

Entrance door leading to:

HALLWAY

A large reception hallway, with electric wall mounted heater, doors leading to all rooms, finished with wood effect flooring:

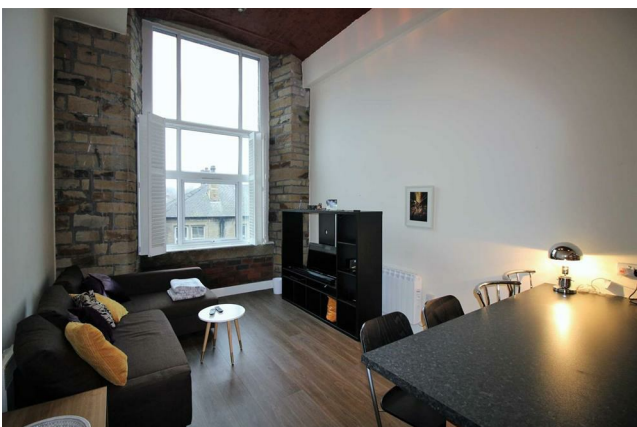
STORAGE AREA 5'3" x 5'8" (1.60 x 1.73)

Storage room with plumbing for an automatic washing machine, wall mounted shelving, hot water tank finished with wood effect flooring:

OPEN PLAN LIVING AREA 22'6" x 11'5" (6.86 x 3.48)

A stunning open plan living/kitchen offers exposed stone and vaulted high ceiling:

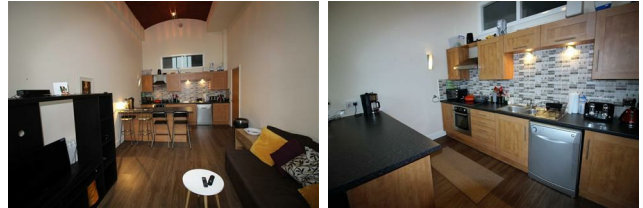
LOUNGE AREA



The lounge area boasts exposed stone work,

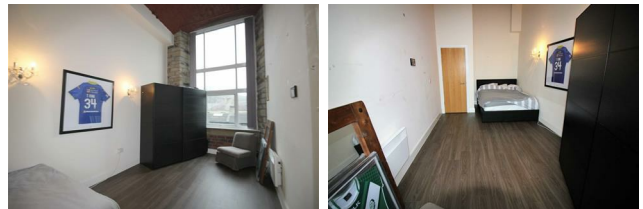
double glazed uPVC window to the front elevation with fitted wooden bi-fold window shutters. T.V point, Telephone point, wall lighting and two electric radiators, finished with laminated wood flooring:

OPEN PLAN KITCHEN AREA 22'6" x 11'5" (6.86 x 3.48)



Fitted with a matching range of base and wall mounted units in Walnut effect with under unit lighting. Complementary laminated roll edged working surfaces, contracting tiled splash backs, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integral electric oven and electric four ring hob with cooker with extractor hood and space for an under counter fridge, freezer and dishwasher, Finished with laminated wood flooring:

BEDROOM ONE 20'6" x 9'4" (6.25 x 2.84)



A 20ft double bedroom with uPVC windows to the front aspect, boasting exposed stone work, wall lighting, high ceiling and wall mounted electric heaters, finished with laminated wood effect flooring:

BEDROOM TWO 11'4" plus recess x 7'3" (3.45 plus recess x 2.21)



Spacious study/bedroom currently used as an occasional bedroom, wall mounted electric radiator and Wood effect laminated flooring:

BATHROOM



A partly tiled, modern fitted bathroom suite in white with chrome effect fittings, comprising of :- panel bath with shower attachment over and a shower screen, hand wash pedestal and a low level flush WC, extractor fan, shaver point and a electric heated towel rail, finished with vinyl flooring:

RENTAL INFORMATION

NO D.S.S

NON SMOKERS

NO PETS ALLOWED POLICY

WHITE GOODS ARE INCLUDED

Rent: £450

Bond: £595

Parking Space Provided No 11

FURTHER RENTAL INFORMATION

Professional tenant need only apply:
Smoking not permitted in this apartment but outside

No Pets

Council Tax "A"

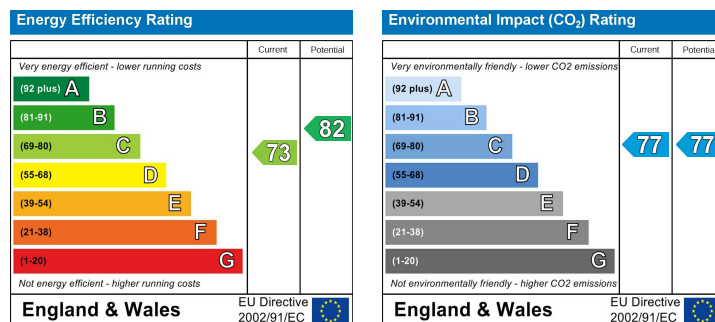
PARKING SPACE

Full referencing/ credit checks/employers refs/
Landlords Refs/ ect.

Please contact the agent to arrange a viewing

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.