



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



Flat 6 Highfield Court Highfields Road, Huddersfield, HD1 5NG

£795 Per Month

Offered *TO LET* by ADM Residential is this delightful, very spacious, two double bedroom first floor apartment located in this former Highfield Congregational Church, a listed building dating back to circa 1844. Situated in this very highly regarded location of Edgerton, being close to all local amenities, Huddersfield town centre, access to the M62 commuter networks, good bus routes and well regarded schools. Boasting traditional features with the communal entrance and atrium being an excellent feature and focal point of the stunning development. The property has been recently decorated throughout and offering good quality fittings, the accommodation briefly comprises of: communal entrance giving access to all floors, to the first floor lobby is the entrance door leading to the inner lobby/office space, inner hallway with doors leading to all rooms including well appointed kitchen, spacious lounge, two good sized double bedrooms and a wet room. Externally the property boasts well maintained communal grounds with gazebo and allocated parking space. Ideally suited for professional/semi-retired person or couple, this property is highly recommended for a viewing to appreciate the accommodation on offer! Tel ADM Residential on 01484 644555 to arrange your viewing today! *MINIMUM FIRST MONTHS RENT AND BOND REQUIRED*

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COMMUNAL ENTRANCE



Communal security entrance providing access to all floors via lift and staircase:

ENTRANCE LOBBY/OFFICE



Entrance lobby which could also be used as an office space previously used as a dining area, finished with built-in storage cupboard, shelving, intercom system, ample power points and storage heater:

INNER HALLWAY



Inner hallway with further built-in storage cupboard and doors leading to:

KITCHEN



Well appointed kitchen featuring a matching range of base and wall mounted units and display units in Walnut wood, complimentary laminate working surfaces and tiled splash backs with inset stainless steel sink unit, drainer and mixer tap. Integral electric oven, separate four ring electric hob and automatic washing machine included. Finished with tiled flooring:

LOUNGE



Spacious lounge with window overlooking the front aspect. Finished with coved ceiling, shelving, ample power points, wall mounted lighting, recently fitted electric wall mounted heater and carpet flooring:

BEDROOM ONE



Good sized, double bedroom with window overlooking the front aspect. Finished with built-in wardrobes and storage cupboards to one wall. Finished with ample power points, wall mounted electric heaters and wall mounted lighting:

BEDROOM TWO



Second double bedroom with window overlooking the front aspect. Finished with shelving, ample power points, wall mounted electric heater and wall mounted lighting:

WET ROOM



Partly tiled, modern wet room featuring a three piece suite in white with chrome effect fittings. Consisting of: walk-in shower with mains fitted shower unit, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor fan, wall heater and built-in storage cupboard:

EXTERNALLY



The property is positioned down a cobbled driveway, offering well maintained flower beds and gazebo set within communal grounds and private residents parking with ample visitors parking:

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: Brambles Primary Academy, The Eden Centre Mosque - Highfields, Huddersfield Grammar School & Nursery, Birkby Junior School, The Mount School.

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-01484 644555 or our office mobile on Mobile Number 07780446202

Email - lettings@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "C"

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9948-6925-7249-4286-4994>

RENTAL INFORMATION 2025

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.

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.

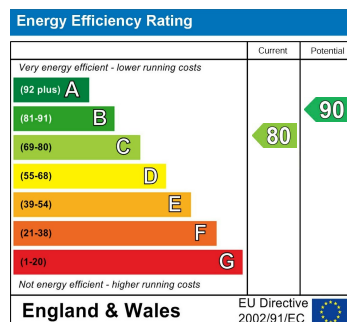
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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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