



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



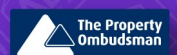
7 Saville Court, Huddersfield, HD3 4JT

£625 Per Month

NEW PRICE, A popular apartment block in Milnsbridge, Ready To Move Into, ADM Residential are pleased to market *FOR LET* *RECENTLY DECORATED* *RECENTLY CARPETED* this one/two bedroom, modern first floor apartment situated in this converted mill based in this popular village of milnsbridge close to all local amenities and bus routes and easy access to Huddersfield town centre. The property boasts double glazing, electric heating, and security intercom. Accommodation briefly comprises of: Entrance hall, lounge with kitchen/ dining area, inner lobby, two good size bedrooms and house bathroom and useful storage room. Externally there is an enclosed allocated parking space for one vehicle. Contact ADM Residential today on 01484 644555 to arrange your viewing!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



COMMUNAL ENTRANCE

Communal entrance leading to ground floor apartment:

ENTRANCE HALLWAY



Entrance door leading to inner hallway, wall mounted electric heater and security intercom system, doors leading to:

LOUNGE/KITCHEN 22'1" x 9'8" (6.73 x 2.95)



Newly decorated, open plan lounge/kitchen area with window to front elevation featuring exposed brick work, two wall mounted electric heaters and finish with wood effect laminate flooring:

KITCHEN AREA 9'8" x 9'3" (2.95 x 2.82)



Kitchen area with window to front elevation featuring matching base and wall units in beach, stainless steel sink unit, electric cooker point, electric hob, stainless steel extractor hood, electric radiator. Plumbing for dishwasher and finished with vinyl flooring.

STORAGE CUPBOARD 5'0" x 4'5" (1.52 x 1.35)



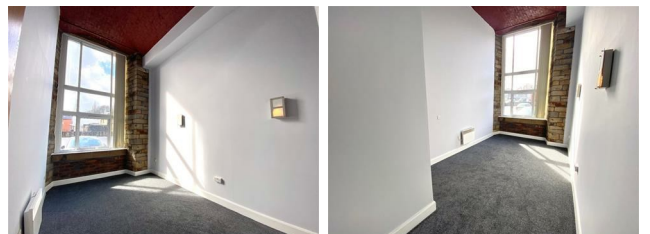
Storage cupboard with a washing machine:

BATHROOM 10'10" x 6'4" (3.30 x 1.93)



Three piece bathroom suite in white comprising of bath, hand wash pedestal and w/c with shower fitting over.

BEDROOM ONE 16'1" x 8'6" (4.90 x 2.59)



Bedroom one with window to front elevation featuring exposed brick work and finished with laminate flooring, electric wall heaters.

OCCASIONAL ROOM 11'1" x 9'8" (3.38 x 2.95)



Good size occasional bedroom or study with wall mounted heater, newly carpeted floors:

EXTERNALLY



The property benefits from enclosed private gardens to front and rear: on street parking:

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 youtub link.

Please ask the agents for the detail.

RENTAL INFORMATION 2023

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.

EICR CARRIED OUT 31st DEC2022

Council Tax Bands

The council Tax Banding is "A "

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

Further Photos



Further Photos

About The Area GOLCAR

Local schools in 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)

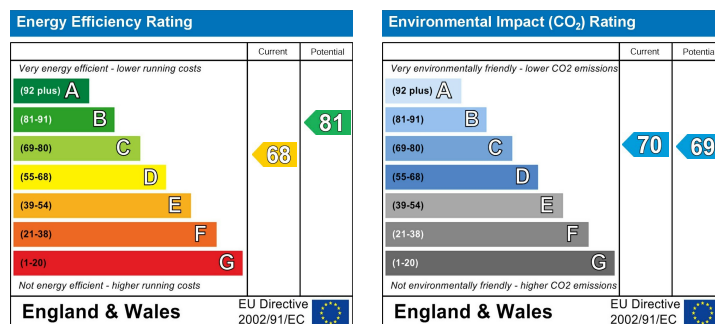
Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

EPC 2030

<https://find-energy-certificate.service.gov.uk/energy-certificate/8230-7022-2890-5576-8206>

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.