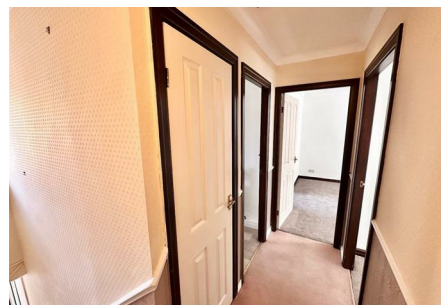




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 21 Cartwright Gardens, Huddersfield, HD4 5QY

**£595 Per Month**

ADM Residential are pleased to offer \*FOR RENT\* this recently decorated, one bedroom first floor apartment also benefiting from new carpets. Situated in the popular area of Crosland Moor, being close to all local amenities, bus routes, schools with easy access to the M62 Motorway Network and walking distance to Huddersfield Royal Infirmary. Ideally suited for a retired person or mature tenant looking for a long term let. The property boasts neutral decor throughout, with the accommodation briefly comprising of: Entrance vestibule with stairs leading to an inner hallway, spacious lounge, kitchen with plumbing for a dishwasher and washer/dryer, modern shower room and one well appointed double bedroom. Externally, the apartment includes allocated parking for one vehicle and peaceful communal gardens. Call ADM Residential to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)





### ENTRANCE DOOR

UPVC entrance door leading to a lobby area with uPVC window to the side elevation, staircase leads to the first floor apartment:

### TO THE FIRST FLOOR LANDING



Inner hallway with uPVC window to the front aspect, wall mounted gas central heated radiator and doors leading to all rooms:

### LOUNGE 15'5 x 9'7 (4.70m x 2.92m)



Newly decorated and newly carpeted lounge with UPVC feature window to the front aspect. Finished with T.V. Point, telephone point and wall mounted gas central heating radiator:

### KITCHEN 9'8 x 7'7 (2.95m x 2.31m)



Recently decorated kitchen benefitting from a newly fitted wall mounted boiler with uPVC double glazed window overlooking the front aspect. Featuring a matching range of base and wall units in white with grey wood trim, complimentary roll edge laminate working surfaces with matching tiled splash back, inset stainless steel sink unit with drainer and mixer tap. Newly fitted electric cooker with pullout extractor hood over, there is plumbing for washer/dryer and dishwasher and space for a fridge. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

### SHOWER ROOM 7'7 x 6'3 (2.31m x 1.91m)



Partly tiled and recently decorated modern shower room with uPVC double glazed opaque window to the front aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of:



shower cubicle with mains fitted shower, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor unit, wall mounted chrome heated towel rail and vinyl effect flooring:

### **BEDROOM 12'3 x 9'4 (3.73m x 2.84m)**



This newly decorated and newly carpeted, good sized double bedroom with uPVC double glazed window to the rear aspect. Finished with wall mounted gas central heating radiator:

### **EXTERNALLY**



The property benefits from off road parking for one vehicle to the front aspect with communal hanging out area and a further planted flower bed section which the tenant will need to maintain:

### **PARKING SPACE**



Please note there is one parking space to the front aspect and a visitor parking space:

### **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](mailto:lettings@admresidential.co.uk)

### **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.

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2490-9490-2725-1571>

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Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto: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.

### **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 insurance 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/character refs

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.

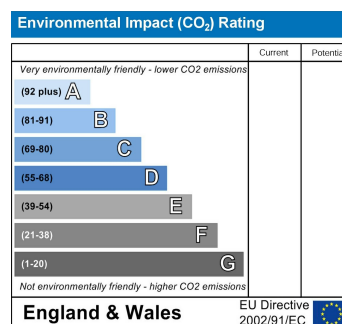
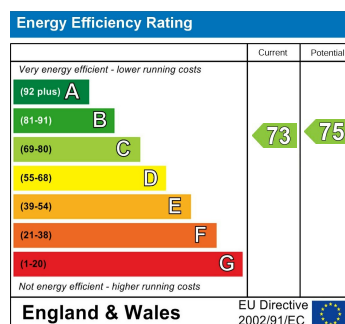
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Please Note: Unauthorized reproduction prohibited.





## 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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