



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 21 Springwood Hall Close, Huddersfield, HD1 4HH

**£595 Per Month**

**\*AVAILABLE FROM 07/11/2025\*** **\*GREAT LOCATION\*** **\*CLOSE TO GREENHEAD PARK\*** A brilliant sized, modern apartment, ideally suited to the semi-retired person or mature student. Offered TO LET is this well appointed one bed roomed, ground floor apartment which is situated on this development of similar style properties. Located within one mile from Huddersfield town centre and easy access to all local amenities, Green head college, Huddersfield Tech, or 5 minutes away from the New College. Boasting gas fired central heating system and uPVC double glazing. The accommodation comprises: entrance hallway, lounge, breakfast kitchen, double bedroom with fitted wardrobes and bathroom. Externally: Communal gardens with parking area. Telephone our office on to arrange a viewing today!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
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[www.admresidential.co.uk](http://www.admresidential.co.uk)





## ENTRANCE HALL



Entrance door leadings to L-Shaped hallway, walk in storage area with fitted shelving, telephone point and gas central heating radiator. Door leading to:

## LOUNGE 13'9"x9'10" (4.19x3.00)



Spacious, well appointed lounge with French door and double glazed window to rear elevation overlooking large communal gardens, featuring TV point, Telephone point and wall-mounted electric heater, gas central heating radiator.

## KITCHEN 12'4"x7'6" (3.76x2.29)



Beautifully presented, modern breakfast kitchen with window to rear elevation, comprising of a matching range of base and wall units in beach with complementary roll edge, working surfaces, tiled splash backs, stainless steel sink unit and

drainer with mixer taps. Integral stainless steel oven with four ring gas hob, stainless steel extractor hood over, brand new washer/dryer installed and built-in airing cupboard. Finished with chrome effect fittings and laminate effect vinyl flooring, gas central heating radiator.

## BEDROOM 13'10" x 9'7" (4.22 x 2.92)



Good size bedroom with window to rear elevation featuring a double fitted wardrobe to one wall with mirrored sliding doors and inset shelving facilities, gas central heating radiator.

## BATHROOM



A three piece bathroom suite with window to front elevation finished with chrome effect fittings, comprising of panelled bath with newly fitted chrome shower attachment over bath, low flush w/c and hand wash basin. Gas central heating radiator.

## EXTERNALLY



The property boasts flagged area to the front elevation and large communal gardens to the rear. On street parking to the front via permits

## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity Conveniently located approximately 2.5 miles from junction 23 of the M62 and closeby to 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- 01484644555

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

## COUNCIL TAX "A"

COUNCIL TAX A

## 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.

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2509-7110-2902-8985>

## 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.

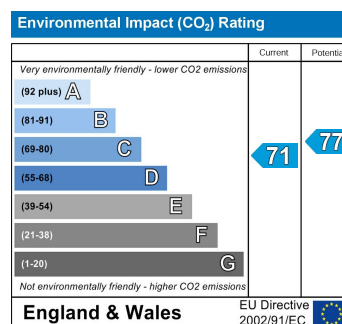
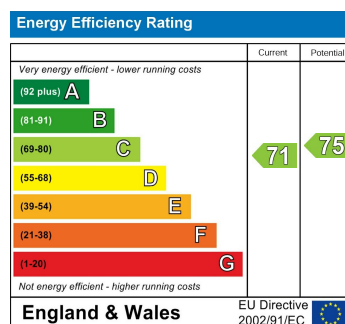
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## Energy Efficiency Graph



### 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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