



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

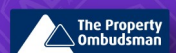


## 25 Burdett Court, Navigation Rise, Huddersfield, HD3 4GZ

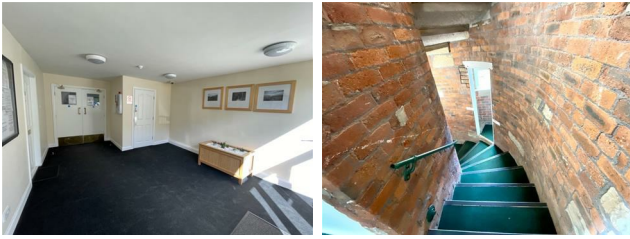
**£695 Per Month**

\*UNDER APPLICATION\* ADM Residential are pleased to offer \*TO LET\* this fully furnished, newly decorated, larger than average one DOUBLE bed roomed, third floor apartment situated in the popular area of Milnsbridge, overlooking the locks of the canal and being close to all local amenities, bus routes, schools with easy access to local walks. Ideally suited for a professional tenant or semi-retired tenant. The property boasts modern style accommodation throughout, communal entrance and staircase or lift leads to the third floor, comprising of: Entrance hallway, spacious open plan living, lounge area with triple aspect windows, modern kitchen area, three piece bathroom suite white and a well appointed furnished double bedroom. Externally: The apartment offer the uses of the communal parking area for one vehicle and peaceful communal gardens. Viewing is essential. Please call the agent or send a text now. Not To Be Missed. EPC Rated "C" \*FULL ACCIDENTAL DAMAGE COVER IS REQUIRED ON THIS LET\*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### Communal Entrance



A communal entrance door, leads to a lobby with access a staircase and life:

### Entrance Door

An entrance door leads to the lobby

### Lobby 9.35' x 6.78' (2.74m.10.67m x 1.83m.23.77m)



This is a spacious hallway with useful storage cupboards, wall mounted electric storage heater, doors lead to:

### Bathroom 7.73' x 5.58' (2.13m.22.25m x 1.52m.17.68m)



Fully tiled, beautifully finished, three piece bathroom suite in white featuring chrome effect fittings, consisting of modern bath, hand wash pedestal, w/c, splash screen and electric shower over bath, finished with laminate effect flooring:

### Bedroom 15.25' x 8.46' (4.57m.7.62m x 2.44m.14.02m)



A good sized, bedroom with feature window to rear elevation and wall mounted electric storage heater;

## Open Plan



Open plan living space:

**Lounge Area 15.11' x 13.53' (4.57m.3.35m x 3.96m.16.15m)**



This is a modern lounge with feature windows overlooking the rear aspect, T.V. Point, Telephone point and a wall mounted electric storage heater: (Some Furniture is INCLUDED)

**Kitchen Area 10.46' x 6.42' (3.05m.14.02m x 1.83m.12.80m)**



A beautiful fitted, modern kitchen featuring a matching range of base and wall units in high gloss white finish with chrome effect fixings, complimentary roll edge laminate working surfaces with matching tiled splash back, inset stainless steel sink, integrated stainless steel electric oven with electric four ring hob with extractor hood over. Items included are washing machine, fridge freezer, finished with oak effect laminate wood flooring.

### Externally

Communal grounds over looking the local:

### 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 Kirkles Council Tax Website .

### **Tenure**

This property is Leasehold - details TBA

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel- or our office mobile on Mobile Number

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 youtub link.

Please ask the agents for the detail.

### **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**

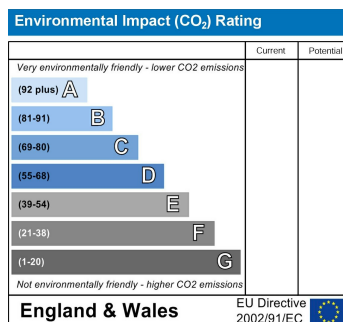
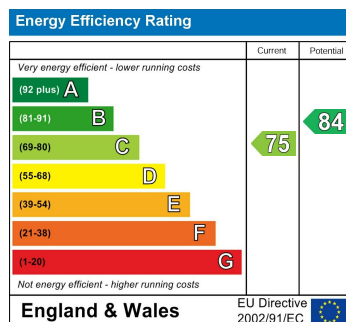
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & 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.

### **EPC "C",**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2638-2044-7203-3975-9910>



## 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.