



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



8 Dowker Street, Huddersfield, HD3 4JB

£650 Per Month

ADM Residential are pleased to offer *TO LET* this fantastic, one bedroomed, fully renovated flat situated in the popular location of Milnsbridge in Huddersfield within reach of local amenities, shops, bus routes and easy access to the M62 motorway network and Huddersfield Town Centre. The property boasts gas central heating and double glazing throughout with a newly fitted airflow system, briefly comprising of:- entrance door, spacious open plan lounge with a contemporary kitchen area, modern shower room and good sized double bedroom. Externally there is a communal patio garden and on street parking to the front aspect. Having undergone extensive renovations finished to an excellent standard, this property is highly recommended for an internal viewing. Call ADM Residential on to arrange your viewing today! *VIEWING BY APPOINTMENT ONLY*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
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ENTRANCE DOOR

Entrance door leads to:

OPEN PLAN



A modern, open plan lounge and kitchen area with twin aspect double glazed windows overlooking the front elevation. Featuring a newly fitted airflow system:

KITCHEN AREA



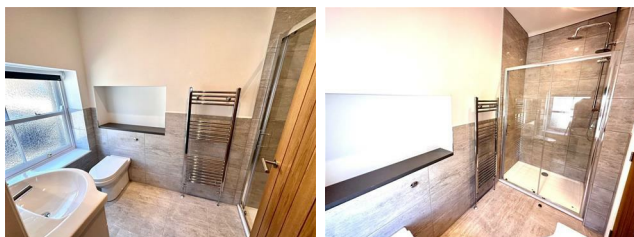
Newly fitted, contemporary kitchen featuring a matching range of base and wall mounted units in grey with soft close doors, working surfaces with splashbacks, inset resin sink with drainer and mixer tap. Integral electric oven with electric hob and stainless steel extractor hood over. Additionally, there is an integrated fridge freezer, slimline dishwasher and plumbing for an automatic washing machine. Finished with inset ceiling spotlighting and wood effect laminate flooring:

LOUNGE AREA



Spacious lounge area with twin aspect double glazed windows overlooking the front elevation. Featuring T.V point, telephone point and finished with inset ceiling spotlighting, twin wall mounted double panelled gas central heating radiators and wood effect laminate flooring:

SHOWER ROOM



Partly tiled, modern shower room with opaque double glazed window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: double walk-in shower cubicle with mains fitted shower over and sliding glass door, hand wash vanity unit and incorporated low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled flooring:

BEDROOM



Good sized double bedroom with double glazed window overlooking the front aspect. Featuring a built-in wardrobe with sliding mirrored doors, finished with inset ceiling spotlighting and wall mounted double panelled gas central heated radiator:

EXTERNALLY



Externally the property offers a communal, Yorkshire stone paved garden. Finished with stone wall boundary and on street 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: Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Crow

Lane Primary & Foundation Stage School, Salendine Nook High School Academy.

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- or our office mobile on Mobile Number

Email - lettings@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "A"

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

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.

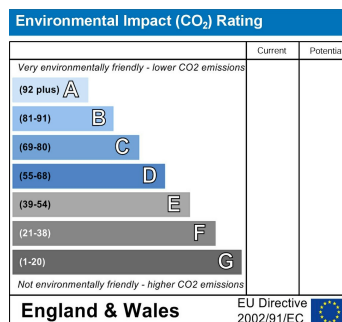
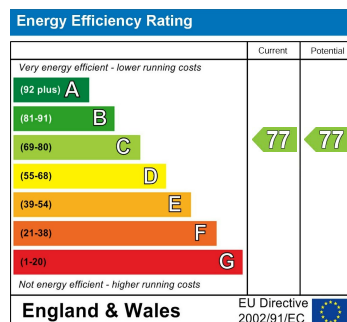
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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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