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Gladstone Corner Plover Road, Huddersfield, HD3 3BZ

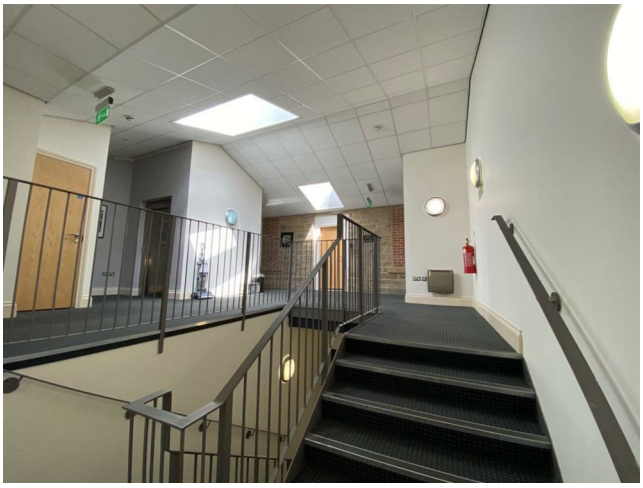
£750 Per Month

LB. This Top Floor Luxury ONE bedroom apartment **OFFERED FOR RENT** perfect for a single person. Situated in the Heritage Mills complex of Lindley, Huddersfield with onsite Gym facilities, being close to the local village amenities, regular bus routes to Huddersfield town centre and offers easy access to the M62 Motorway networks as well as access links to surrounding areas. The apartment features access to onsite gym, coffee bar and spa, with original exposed stone work, a telephone intercom system and allocated parking space. The property briefly comprises of: Entrance door leading to the hallway with storage cupboard, open plan Breakfast Kitchen/Lounge with a well designed, tastefully appointed modern kitchen area, master bedroom with exposed stone work and a modern house bathroom with three piece bathroom suite in white. Externally there are communal grounds which have access to the onsite amenities and allocated private parking space. *SUITABLE FOR SINGLE OCCUPANT OR COUPLE ONLY*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
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The Property Ombudsman

Communal Entrance



A Communal entrance lobby area with access to elevator and staircase leading to all floors:

To the Second Floor:

To the second floor where this apartment resides:

Apartment Entrance Door/Hallway





Entrance door leading to hallway with access to a storage area, intercom system, doors leading to:

Open Plan Living 27'10 x 14'9 (8.48m x 4.50m)



Open Plan Living area with stunning views to the front aspect:

Kitchen Area 8'4 x 6'9 (2.44m'1.22m x 1.83m'2.74m)







Modern fitted kitchen featuring a matching range of Walnut effect base and wall mounted units with chrome fixings, complementary roll edge laminate working surface with tiled splash back, inset stainless steel sink unit with mixer taps, integrated stainless steel electric oven and a four ring electric hob with stainless steel extractor hood over. Integrated fridge/freezer, integrated dish washer, use of a washing machine, finished with spot lighting, breakfast bar and laminate wood effect flooring:

Lounge Area 27’9 x 14’9 (8.23m’2.74m x 4.27m’2.74m)




Well appointed open plan lounge area with featured twin aspect windows overlooking the stunning views to the front elevation, original exposed stone, TV point, Telephone point and two electric storage heaters, finished with wood flooring:

Bedroom 17'9 x 10'10 (5.41m x 3.30m)




Large double bedroom with featured windows to the front elevation, original exposed stone work and electric wall mounted storage heater:

Bathroom 11'3 x9'7 (3.43m x2.92m)




A larger than average modern bathroom in white with chrome effect fittings, comprises of a three piece bathroom suite with panelled bath and mains shower over, hand wash basin, low level flush w/c, chrome heated towel rail and finished with vinyl flooring:

Storage

Useful storage cupboard, housing fuse box and water tank:

ON SITE GYM VIA MEMBERSHIP



Reform is the local gym which membership is required:

ON SITE RESTAURANT



There is also access to the on-site restaurant Heritage Deli and Kitchen within the Heritage Exchange:

ON SITE SPA



Access to an on-site spa within the Heritage Exchange:

PARKING SPACE



Please note this apartment has its own allocated parking bay, number is TBA.

Council Tax Bands

The council Tax Banding is "A"

ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:
Local Schools: Lindley Church of England Infant School, Lindley Junior School, Huddersfield Grammar School & Nursery,

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:
Telephone our office on 01484 644555
Email: lettings@admresidential.co.uk
We also can offer you a virtual viewing which can be downloaded via the YouTube link.
Please ask the agent for details.

RENTAL INFORMATION 2022

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

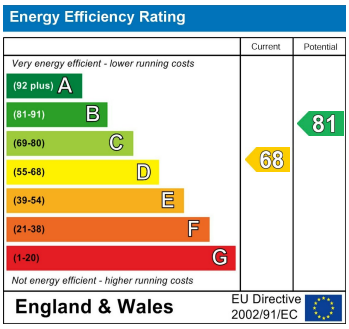
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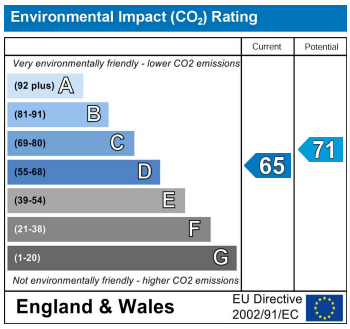
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Floor Plan

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.

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