



## Stable Cottage, 2 Holmefield Cottages, Longwood,

£1,400 PCM

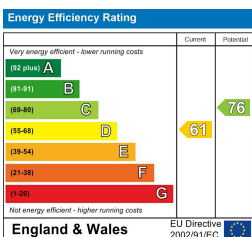
- FORMER STABLE BLOCK TO THE GENTLEMANS RESIDENCE
- DINING KITCHEN WITH OVEN, HOB & EXTRACTOR
- FAMILY BATHROOM
- DECKED AREA TO REAR

- LOUNGE & DINING AREA
- THREE BEDROOMS, MASTER WITH EN SUITE
- COURTYARD TO FRONT WITH PARKING AREA

**bramleys**

This 3 bedroomed property being formerly the stable block to the Gentleman's residence has been sympathetically converted and provides spacious and immaculately presented accommodation briefly comprising:- spacious entrance hallway, large dining kitchen with appliance including oven, hob, extractor, washer, dishwasher and fridge freezer, dining area and lounge., first floor landing, three bedrooms, one with mezzanine, family bathroom and en suite shower room to the master bedroom. Externally, there is a courtyard area to the front with parking and a decked area to the rear with a further garden area beyond and external store. The property is situated in an idyllic semi-rural location, on the doorstep to the countryside yet having good access to the M62 motorway network and being approximately 3 miles from Huddersfield Town Centre. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1615.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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