



**73 Warrenside, Deighton,  
Huddersfield, HD2 1LG**

**£1,100 Per Calendar Month**

- MODERN DINING KITCHEN
- THREE BEDROOMS
- GARDENS

- LOUNGE
- SHOWER ROOM
- GARAGE

**bramleys**

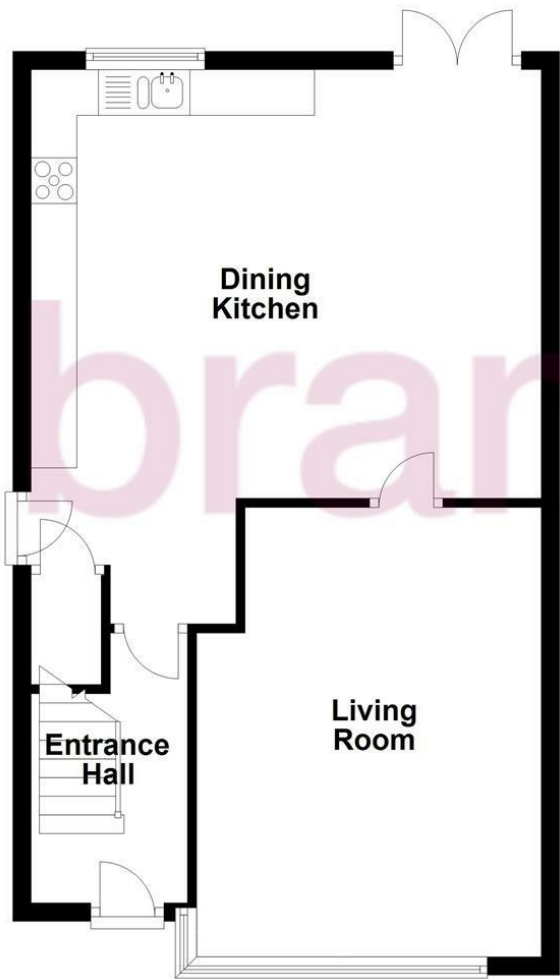
\*\*\*\*\* MINIMUM TWELVE MONTH LEASE \*\*\*\*\*

Offered to let on an unfurnished basis is this modern & spacious semi detached property. Offering accommodation as follows: entrance hall, dining kitchen with appliances, lounge, three bedrooms and bathroom. Externally the property has a driveway providing off road parking along with a garage. There is a also a lawned garden area to the rear. The property benefits from uPVC double glazing and a gas fired central heating system. The property is well placed for access to the M62 motorway network. Bond: £1265.00

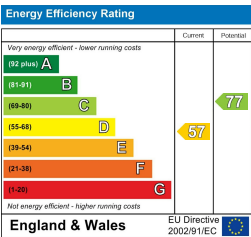
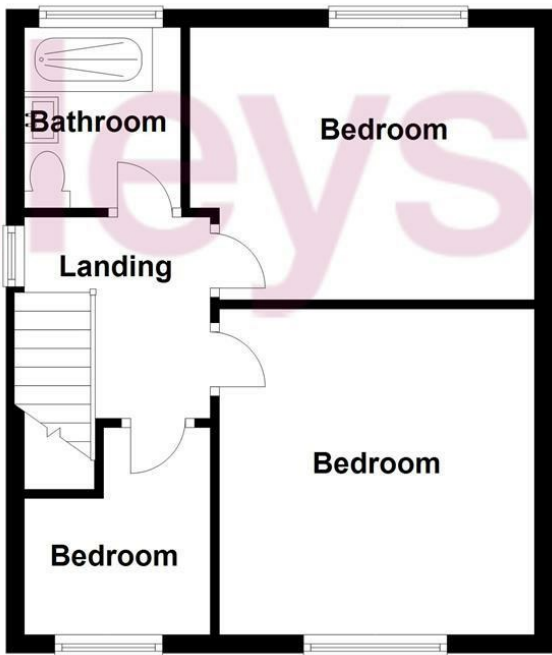
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*SORRY NO PETS OR SMOKERS\*\*\*

Ground Floor



First Floor



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