



## 5 Golf View, Hillcrest Road, Queensbury,

£1,100

- SELECT DEVELOPMENT OF TEN FAMILY HOMES
- ACCOMMODATION ACROSS THREE LEVELS
- DRIVEWAY TO THE FRONT AND GARDEN TO THE REAR
- SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE
- SITUATED IN WELL REGARDED AREA WITH ACCESS TO BRADFORD AND HALIFAX CENTRES
- FAR REACHING VIEWS TO THE REAR

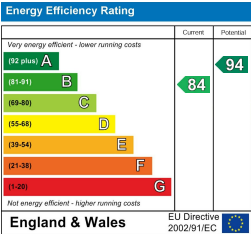
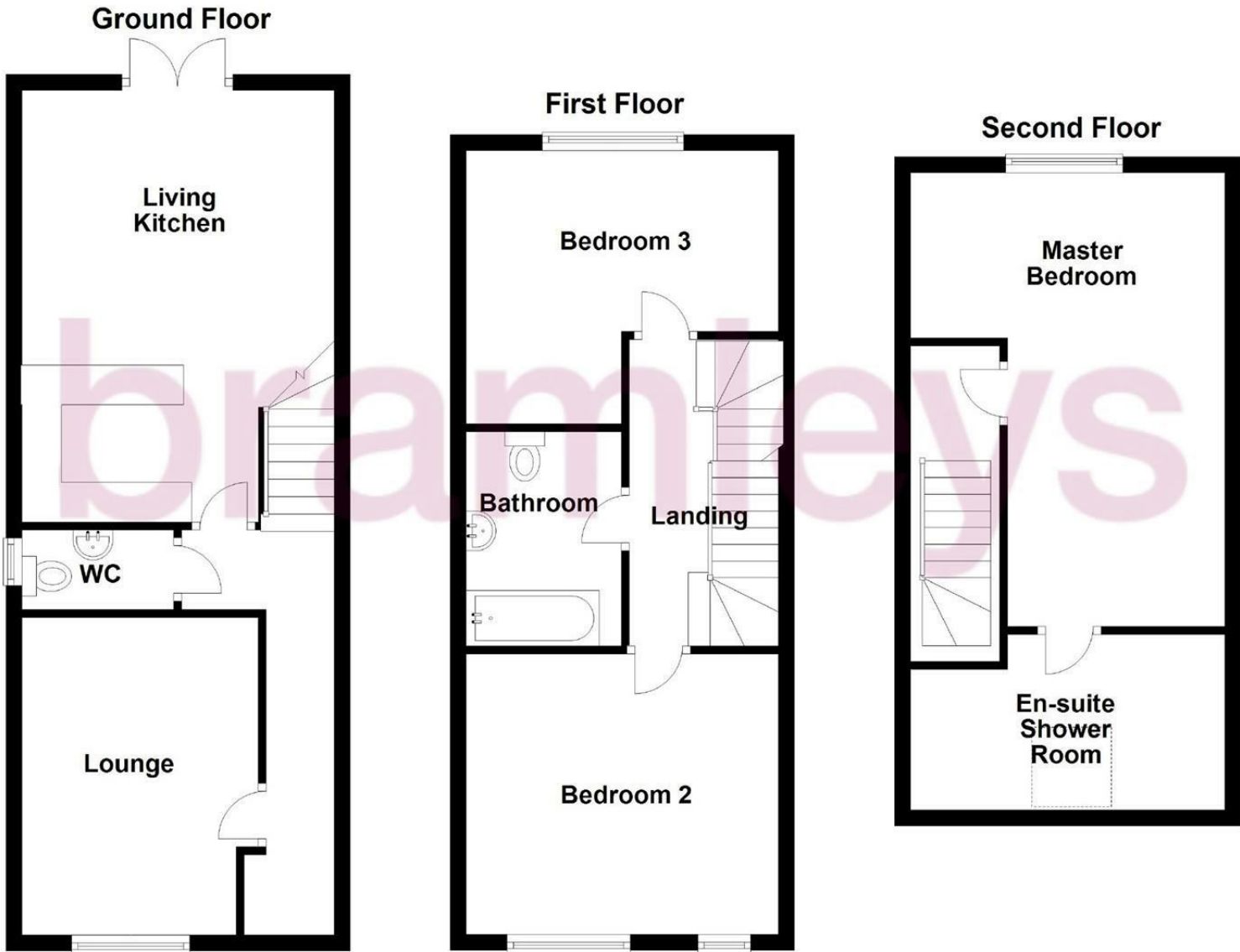
**bramleys**

\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

Having accommodation laid out over 3 floor levels is this 3 bedroomed semi detached family home. The property benefits from uPVC double glazing and a gas fired central heating system and has accommodation briefly comprising:- entrance hall, lounge, WC, dining kitchen, first floor landing, 2 bedrooms and bathroom, second floor master bedroom and en suite shower room. Externally, there is a driveway providing off road parking and an enclosed rear garden area. Located in the well regarded area of Queensbury, having ideal access to Halifax and Bradford centres, the property is also well positioned for a range of local amenities. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1265.00.

\*\*\*\*\*NO PETS\*\*\*\*\*

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

Huddersfield | Halifax | Elland | Mirfield

