



178 Penistone Road, Fenay Bridge,

£1,200 PCM

- POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES
- KITCHEN DINER WITH OVEN AND HOB
- THREE BEDROOMS
- DRIVEWAY
- LOUNGE
- CONSERVATORY
- BATHROOM
- GARDEN TO REAR

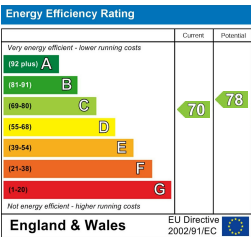
bramleys

Available to let on an unfurnished basis is this well-presented three-bedroom semi-detached home, offering spacious accommodation throughout and ideal for families or professionals alike. The property benefits from a bright conservatory overlooking the generous rear garden, providing excellent indoor and outdoor living space, while a driveway offers convenient off-street parking. Situated in the ever-popular area of Fenay Bridge, the property is ideally positioned close to a range of local amenities, including Gallagher Retail Park, well-regarded schools and excellent commuter links to Huddersfield town centre and the surrounding areas. Early viewing is highly recommended. Bond £1380.00

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



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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