



105 Long Lane, Dalton,  
Huddersfield, HD5 9LL

£1,100 PCM

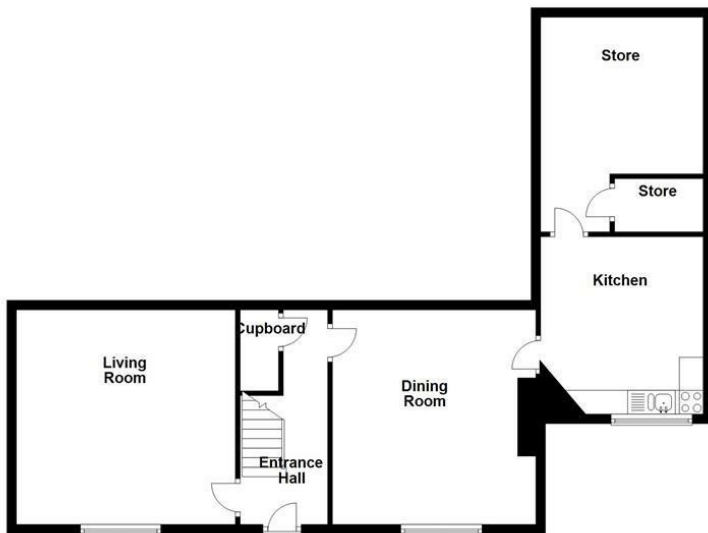
- CONVENIENTLY LOCATED
- KITCHEN WITH OVEN, HOB & COOKER HOOD
- BATHROOM
- LOUNGE & DINING ROOM
- THREE DOUBLE BEDROOMS, ONE WITH WALK IN STOREROOM
- GOOD SIZED GARDEN AREA

**bramleys**

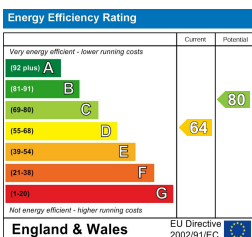
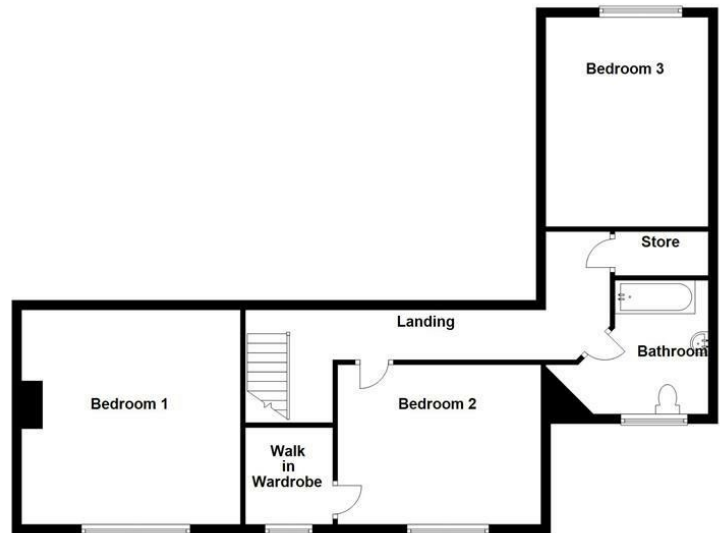
This spacious Gentleman's residence is situated in the convenient area of Dalton where there are amenities available in Moldgreen and nearby Waterloo and approximately 2 miles from Huddersfield town centre. The property would ideally suit the young and growing family and has accommodation briefly comprising:- entrance hallway, lounge, dining room and fitted kitchen with gas hob, electric oven and extractor hood, useful good size store room, first floor, three double bedrooms, one with a walk-in storeroom and house bathroom comprising of a three-piece suite in white with shower over the bath. Externally, there is a garden area to the front mainly laid to lawn. On street parking is available. Being offered to let on an unfurnished basis with immediate occupation. 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.

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