



## 109 Almondbury Bank, Huddersfield,

£850 PCM

- CONVENIENTLY LOCATED
- LOUNGE
- 2 BEDROOMS, BATHROOM

- IDEAL FOR PROFESSIONAL COUPLE OR YOUNG FAMILY
- KITCHEN WITH OVEN, HOB, EXTRACTOR & FRIDGE FREEZER
- GARDENS TO FRONT & REAR AND TWO PARKING SPACES

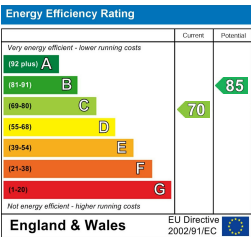
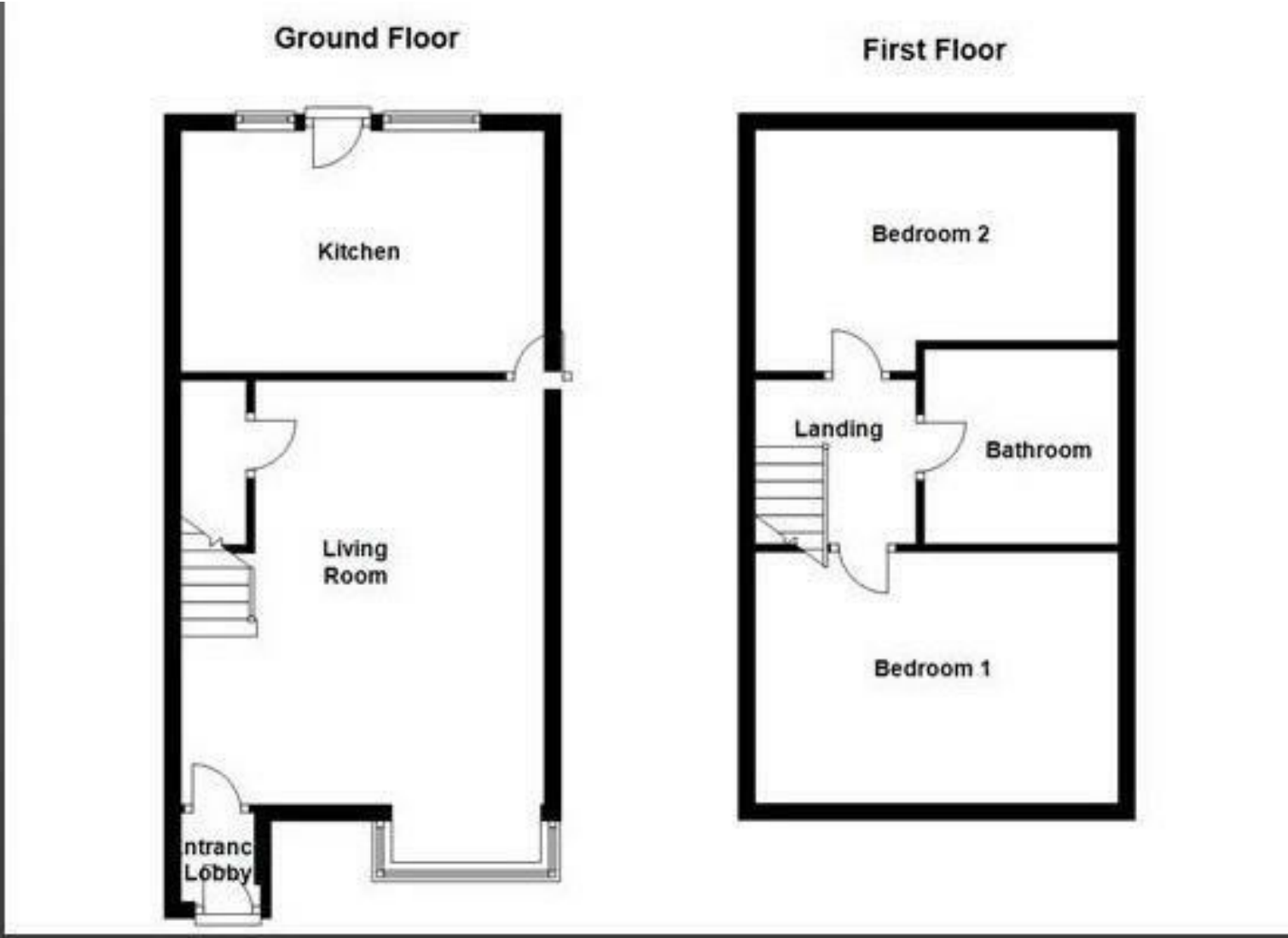
**bramleys**

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

Situated in a slightly elevated position set back from the road is this two bedroomed mid town house being ideal for the professional couple or, alternatively, young family. Having central heating and double glazing, the property has accommodation briefly comprising:- entrance porch, lounge, dining kitchen, first floor landing, two good sized double bedrooms and bathroom. Externally, there are garden areas to the front and rear along with two parking spaces located to the rear. The property is offered to let on an unfurnished basis and is available for immediate occupation. Bond: £980.00

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 STUDENTS AT THE PROPERTY \*\*\*\*\*



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

