



**196 Newsome Road,
Huddersfield, HD4 6NB**

£795 Per Calendar Month

- POPULAR RESIDENTIAL AREA
- TWO SECOND FLOOR BEDROOMS
- ATTIC BEDROOM

- LIVING KITCHEN WITH COOKER, COOKER HOOD, WASHING MACHINE, FRIDGE & FREEZER
- SHOWER ROOM
- GARDEN AREA

bramleys

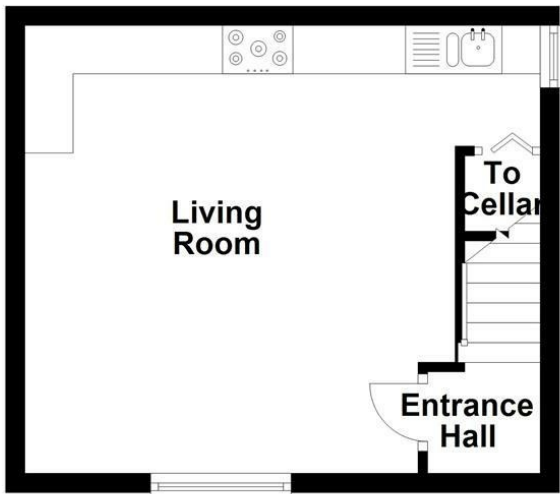
***** MINIMUM SIX MONTH LEASE *****

Offered to let is this stone built 3 bedroomed rear facing back to back terrace property. Having uPVC double glazing and a gas fired central heating system. Accommodation comprising in brief:- entrance hall, living kitchen with range style cooker and integrated fridge and freezer, first floor landing, 2 bedrooms, shower room and further attic bedroom to the second floor. There is a lower ground floor cellar with an external door giving access to the front of the property. Externally, the property has a garden area with a pleasant open aspect beyond. The parking for the property is on street, the nearest being Newsome Road. The property is located in Newsome which is approximately 1 mile from Huddersfield town centre and is located on a bus route. The property is offered to let with immediate occupation. Bond £915.00

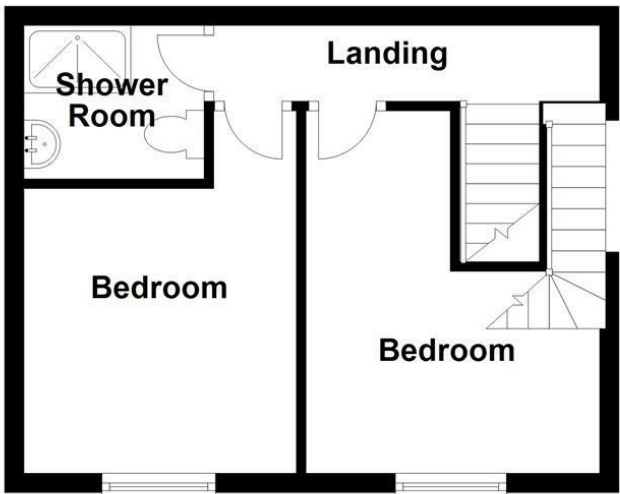
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

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

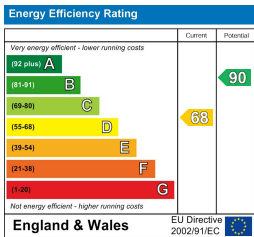
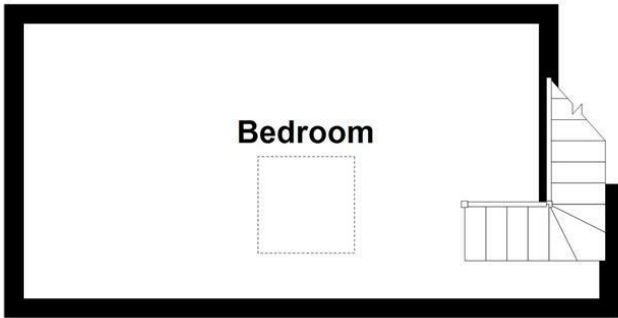
Ground Floor



First Floor



Second 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