



4 Brendon Drive, Birkby, Huddersfield, HD2 2DF

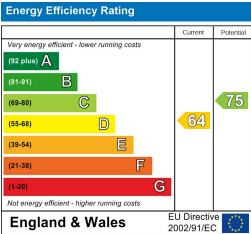
£1,300

- MAXIMUM TWELVE MONTH LEASE
- PEACEFUL CUL DE SAC POSITION
- DINING KITCHEN WITH UTILITY
- FOUR BEDROOMS, MASTER WITH EN SUITE AND DRESSING AREA
- GARDENS, DRIVEWAY & GARAGE
- HANDILY PLACED FOR HUDDERSFIELD TOWN CENTRE & M62 MOTORWAY NETWORK
- LOUNGE & RECEPTION ROOM
- STUDY/BEDROOM FIVE
- FAMILY BATHROOM

bramleys

This substantial property provides a flexible family home providing 4/5 bedroomed accommodation. The property benefits from uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, ground floor WC, reception room, dining kitchen, utility area, reception room/bedroom 5, study, through lounge, first floor landing, 3 double bedrooms, one being the master suite with a dressing area and en suite bathroom with 5 piece suite, single bedroom and house bathroom. Externally, there is a driveway providing off road parking and adjacent garden area, enclosed paved and lawned rear garden and an attached garage with up and over door. The property, located in Birkby, is peacefully situated in a cul-de-sac position, approximately 1 mile from Huddersfield town centre and is handily placed for access to the M62 motorway network via junction 24. The property is offered to let on an unfurnished basis with immediate occupation. Please note, the property is available for a maximum of 12 months. Bond: £1500.00

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



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 in situ 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