



**21 Lawrence Road, Marsh,
Huddersfield, HD1 4LY**

£995 Per Calendar Month

- CONVENIENTLY PLACED FOR M62 AND HUDDERSFIELD TOWN CENTRE
- LOUNGE
- KITCHEN
- SHOWER ROOM
- RECENTLY RE-DECORATED & RE-CARPETED
- DINING ROOM
- THREE BEDROOMS
- GARDENS TO FRONT & REAR

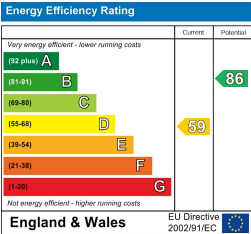
bramleys

***** MINIMUM TWELVE MONTH LEASE *****

Offered to let on an unfurnished basis is this well presented 3 bedroomed end of terrace property. The property has accommodation comprising in brief:- entrance hall, lounge, dining room, kitchen, first floor landing, 3 bedrooms and shower room. Externally, there are garden areas to the front and rear. The property is handily located in Marsh where there are an array of amenities, being handily placed for Huddersfield town centre and the M62 motorway network. Bond £1145.00

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 AND NO STUDENTS *****



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