



## Flat 2b, 2 Concord Street, Honley, Holmfirth, HD9 6AE

£575

- SECOND FLOOR ONE BEDROOM FLAT
- UPVC DOUBLE GLAZING AND A GAS FIRED CENTRAL HEATING SYSTEM
- BATHROOM WITH 3 PIECE SUITE
- LOCATED IN THE HEART OF HONLEY VILLAGE
- LIVING KITCHEN

**bramleys**

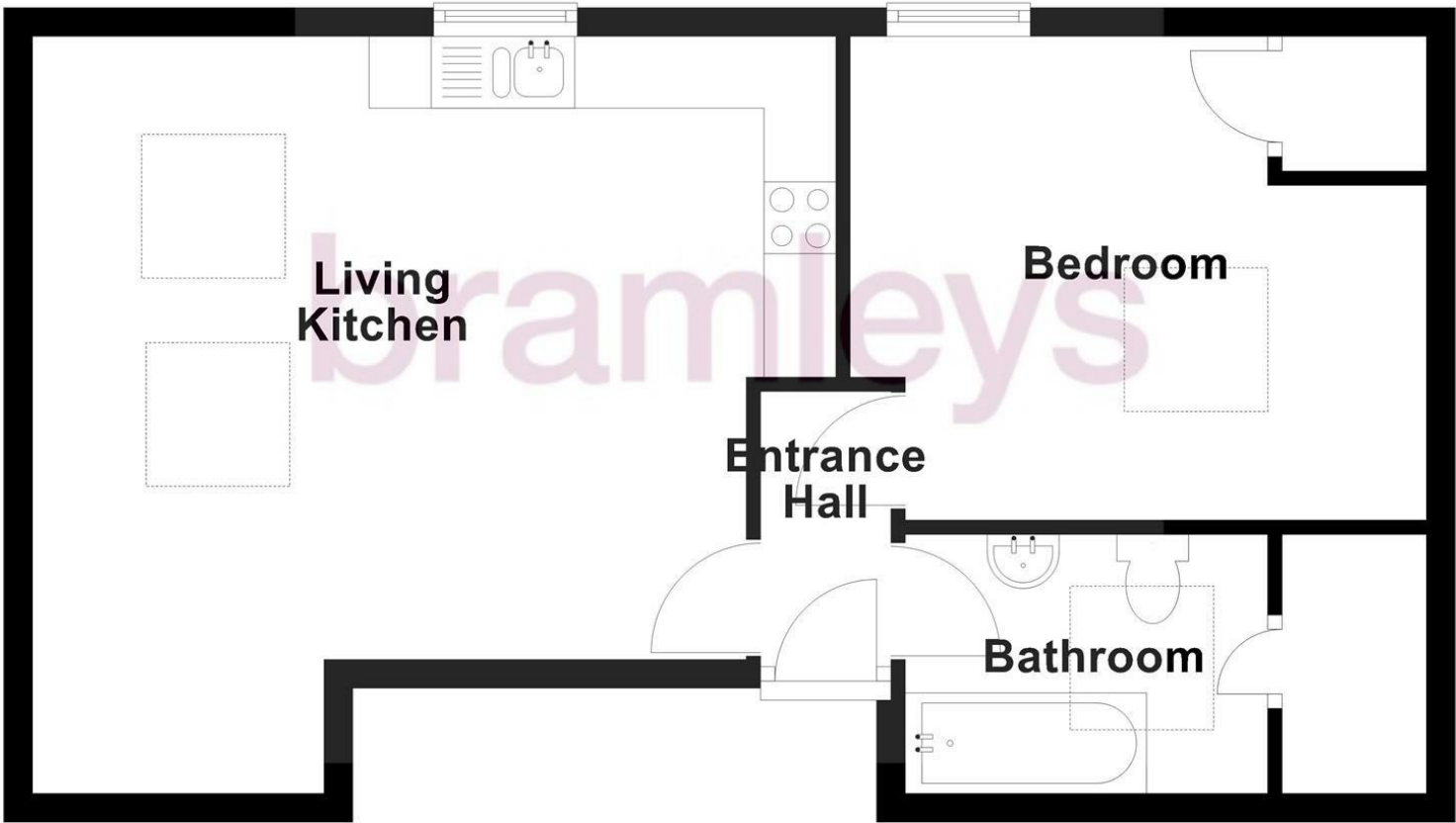
\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

This second floor flat has accommodation comprising in brief:- hallway, living kitchen, bedroom and bathroom. Externally, there is no outside space, there is parking to the gable end of the property which is available on a first come first served basis. There is uPVC double glazing and a gas fired central heating system. Located in the heart of Honley village where there is a range of amenities available. Handily positioned on a bus route for access to Huddersfield and Holmfirth and there is a train station nearby on the outskirts of Honley Village. The flat would be ideal for the single person and is available with immediate occupation on an unfurnished basis. Bond £663

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



Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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