



## 206 New Hey Road, Huddersfield, HD3 4BU

- MODERN WELL PRESENTED ACCOMMODATION
- PERMIT PARKING IS AVAILABLE ON NEW HEY ROAD, ENQUIRIES SHOULD BE MADE TO KIRKLEES COUNCIL
- LOUNGE
- TWO BEDROOMS
- PAVED AREA AND ENCLOSED LAWNED GARDEN

£725 Per Calendar Month

- BACK TO BACK MID TERRACE PROPERTY LET ON AN UNFURNISHED BASIS
- KITCHEN
- STORE ROOM
- BATHROOM

**bramleys**

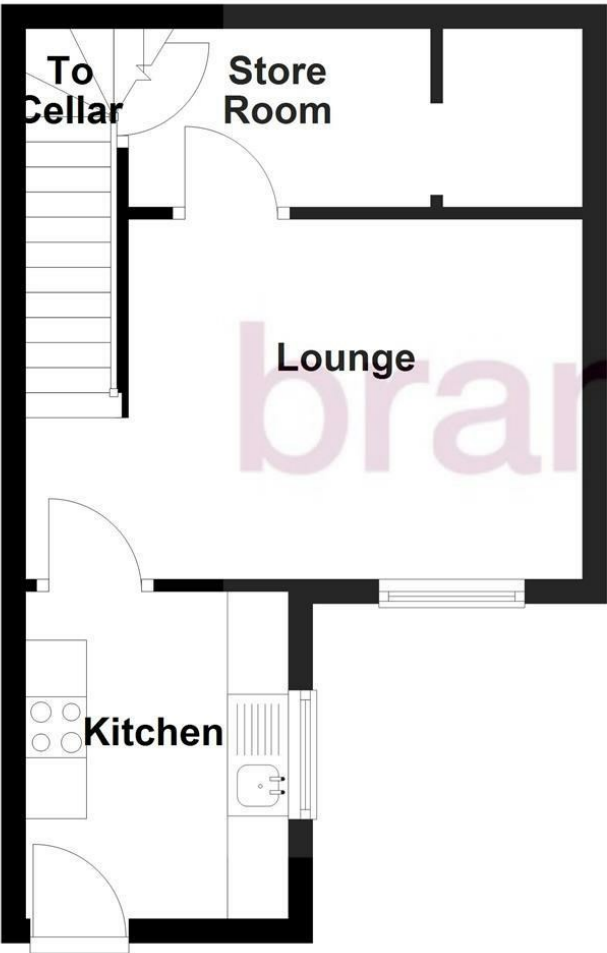
\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

Providing modern and well presented accommodation is this 2 bedroom back to back mid terrace property. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- kitchen, lounge, good sized store/utility area, access to the lower ground floor cellar, first floor landing, 2 bedrooms and bathroom with white 3 piece suite. Externally, the property has a paved area with an enclosed lawned garden beyond. Located in Oakes which is a short distance from the ever popular Lindley village where there are amenities available and being located on a bus route for access to Huddersfield town centre, Elland and Halifax. The property is available to let on an unfurnished basis with immediate occupation.

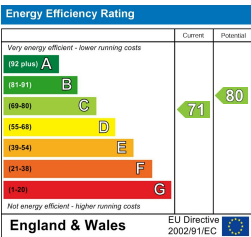
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

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

## Ground Floor



## First 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 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**

Huddersfield | Halifax | Elland | Mirfield

