



The Flat, 10 Town End, Golcar, Huddersfield, HD7 4QD

£575 Per Month

- CONVENIENTLY LOCATED IN THE HEART OF GOLCAR VILLAGE
- KITCHEN
- SHOWER ROOM
- LOUNGE
- BEDROOM

bramleys

Conveniently located in the heart of Golcar village is this one bed roomed first floor flat which is situated above a commercial premises. The property has uPVC double glazing and electric heating and has well-presented accommodation comprising in brief:- communal entrance with access to the first floor, landing, kitchen, lounge, bedroom and shower room. There are an array of amenities in the village and the property is located on a bus route to provide access to Huddersfield. The property is available to let on an unfurnished basis with immediate occupation. Bond £663.00

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



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		52	79
England & Wales			

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