



34 Mitchell Avenue, Waterloo, Huddersfield, HD5 8QF

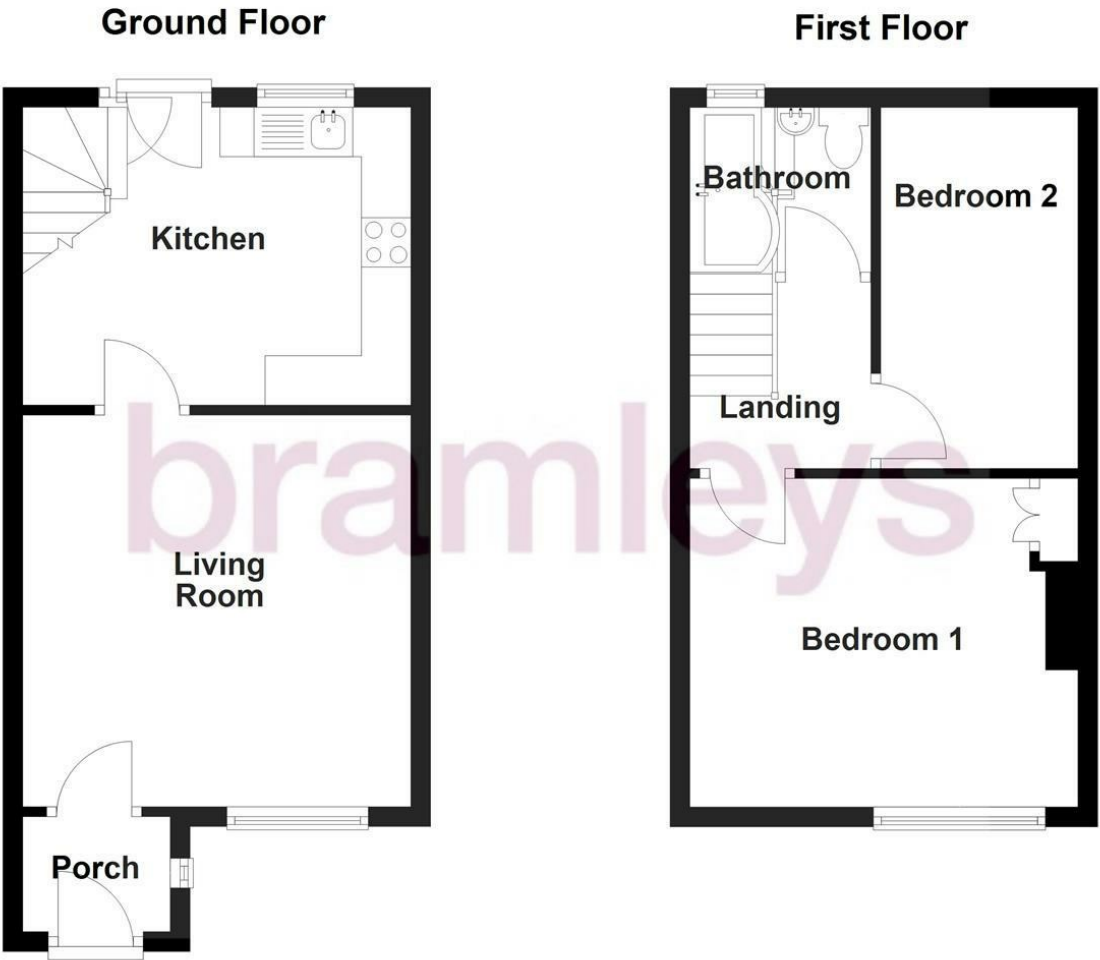
£850 Per Month

- WELL PRESENTED TWO BEDROOM THROUGH TERRACE
- OFFERED ON AN UNFURNISHED BASIS
- MODERN FITTED KITCHEN
- BATHROOM
- ON STREET PARKING ON MITCHELL AVENUE
- CONVENIENTLY PLACED FOR HUDDERSFIELD TOWN CENTRE
- LOUNGE
- TWO BEDROOMS
- GARDENS TO FRONT & REAR

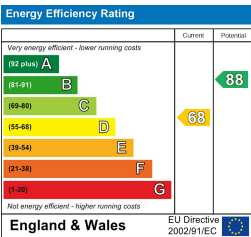
bramleys

This well presented stone built 2 bedroomed through terrace property has uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance porch, lounge, modern fitted kitchen, first floor landing, 2 bedrooms and bathroom. Externally, there is a garden area to the front, a further garden area to the rear and on street parking is available on Mitchell Avenue. The property is convenient for access to Huddersfield town centre which is approximately 2 miles away and can be accessed via a bus route which is located on Penistone Road allowing access to the town centre, Kirkburton and Denby Dale. The property is offered to let on an unfurnished basis with immediate occupation. Bond £980.00

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.



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