



36 Rudding Street, Crosland Moor,

£785 PCM

- CONVENIENTLY LOCATED FOR LOCAL AMENITIES
- KITCHEN WITH COOKER
- BATHROOM

- LOUNGE WITH DINING AREA
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR

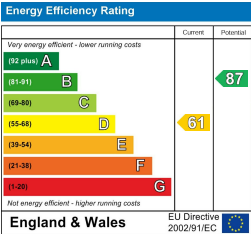
bramleys

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

Situated towards the head of a cul de sac is this mid townhouse which has been redecorated throughout and is ideal for the professional couple or young and growing family. Being conveniently located for Crosland Moor with good local amenities and is approximately one and half miles from Huddersfield Town Centre. The property is centrally heated and double glazed and has accommodation briefly comprising:- entrance hallway, lounge with dining area, kitchen, first floor landing, three bedrooms and family bathroom. Externally there are lawned gardens to the front and rear and there is also a garage located nearby on Rudding Street. The property is offered to let on an unfurnished basis and is available for immediate occupation. Bond £905.00

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, SMOKERS OR STUDENTS AT THE PROPERTY *****



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