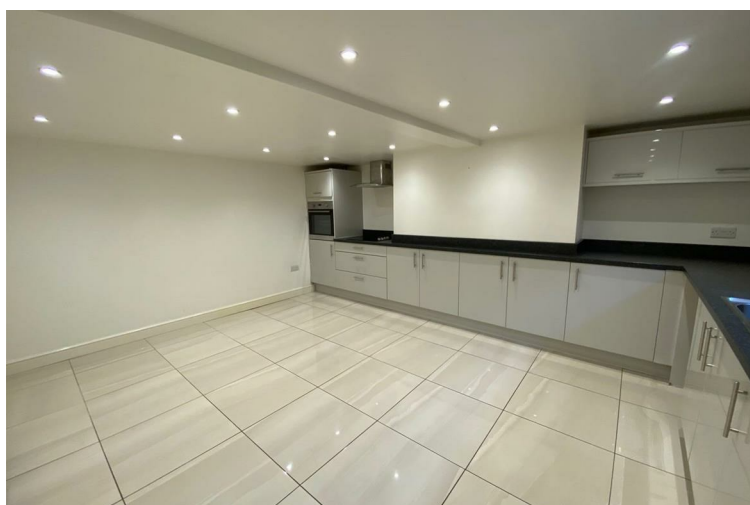




**337 New Mill Road, Brockholes,
Holmfirth, HD9 7AA**

£750 Per Calendar Month

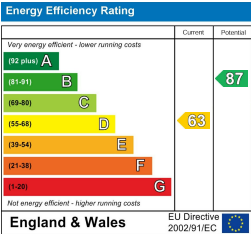
- FRONT FACING TERRACE HOUSE OVER FOUR FLOORS
- LOWER GROUND FLOOR KITCHEN
- ATTIC BEDROOM
- LOUNGE
- ONE FIRST FLOOR BEDROOM AND BATHROOM
- ON STREET PARKING

bramleys

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

Having good sized accommodation over 4 floor levels is this 2 double bedroomed front facing mid terrace property which has uPVC double glazing and a gas fired central heating system. The property is offered to let on an unfurnished basis and has accommodation comprising in brief:- ground floor entrance hall, lounge, lower ground floor dining kitchen, first floor landing, good sized bedroom, modern bathroom with 4 piece suite and second floor attic bedroom. Externally, the property is street lined to the front and there is on street parking available. Being located in the Holme Valley in the popular residential area of Brockholes, having amenities available in nearby Honley and Holmfirth town centre being approximately 2.5 miles away. The property is located on a bus route for access to Holmfirth and Huddersfield and surrounding villages. The property is available with immediate occupation. Bond £865.00

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



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

