



**20-26 Peel Street, Marsden,
Huddersfield, HD7 6BW**

£995

- REDECORATED & NEW FLOOR COVERINGS THROUGHOUT
- SPACIOUS, FLEXIBLE LIVING ACCOMMODATION
- GENEROUS LOUNGE, MODERN KITCHEN & BATHROOM, 4 DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- LOCATED IN THE HEART OF MARSDEN VILLAGE
- CONVENIENT FOR AMENITIES & PUBLIC TRANSPORT

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

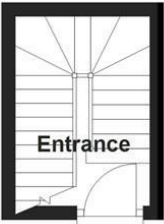
Offering spacious and flexible accommodation is this well presented 3/4 bedroomed duplex flat which has recently undergone a programme of modernisation and improvement to include redecoration and new floor coverings throughout. The property benefits from uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- communal entrance, entrance hall with staircase leading to the first floor landing, dining kitchen, 2 bedrooms/reception rooms, bathroom, second floor 3 bedrooms/reception rooms. Externally, the property does not have any outside space, there is on street parking available. The property is located in the heart of Marsden village where there are a range of amenities and handily positioned for access to bus routes for access to Huddersfield, Oldham, Upper Mill and Manchester and there is also a railway station for access to Huddersfield and Manchester. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1148

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

***** NO SMOKERS *****

THE LANDLORD WILL DISCUSS PETS ON A CASE BY CASE BASIS

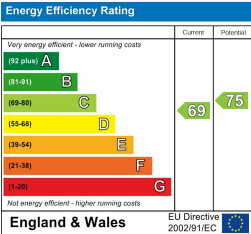
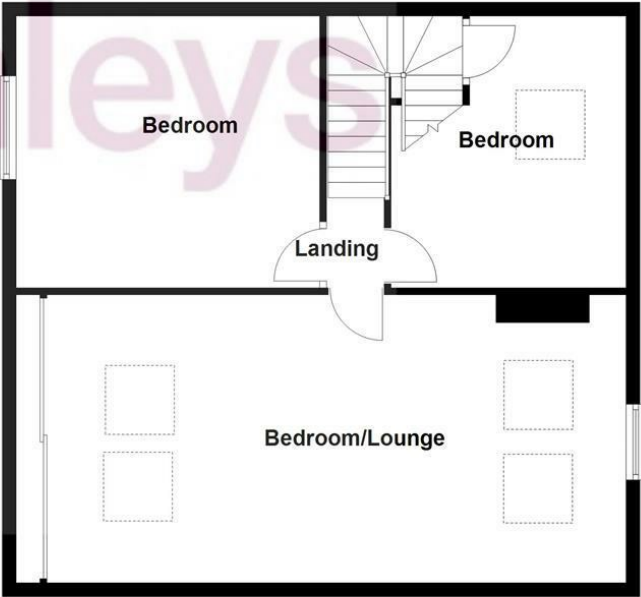
Ground Floor



First Floor



Second 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 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