



Flat , 10 Acre Street, Lindley, Huddersfield, HD3 3DU

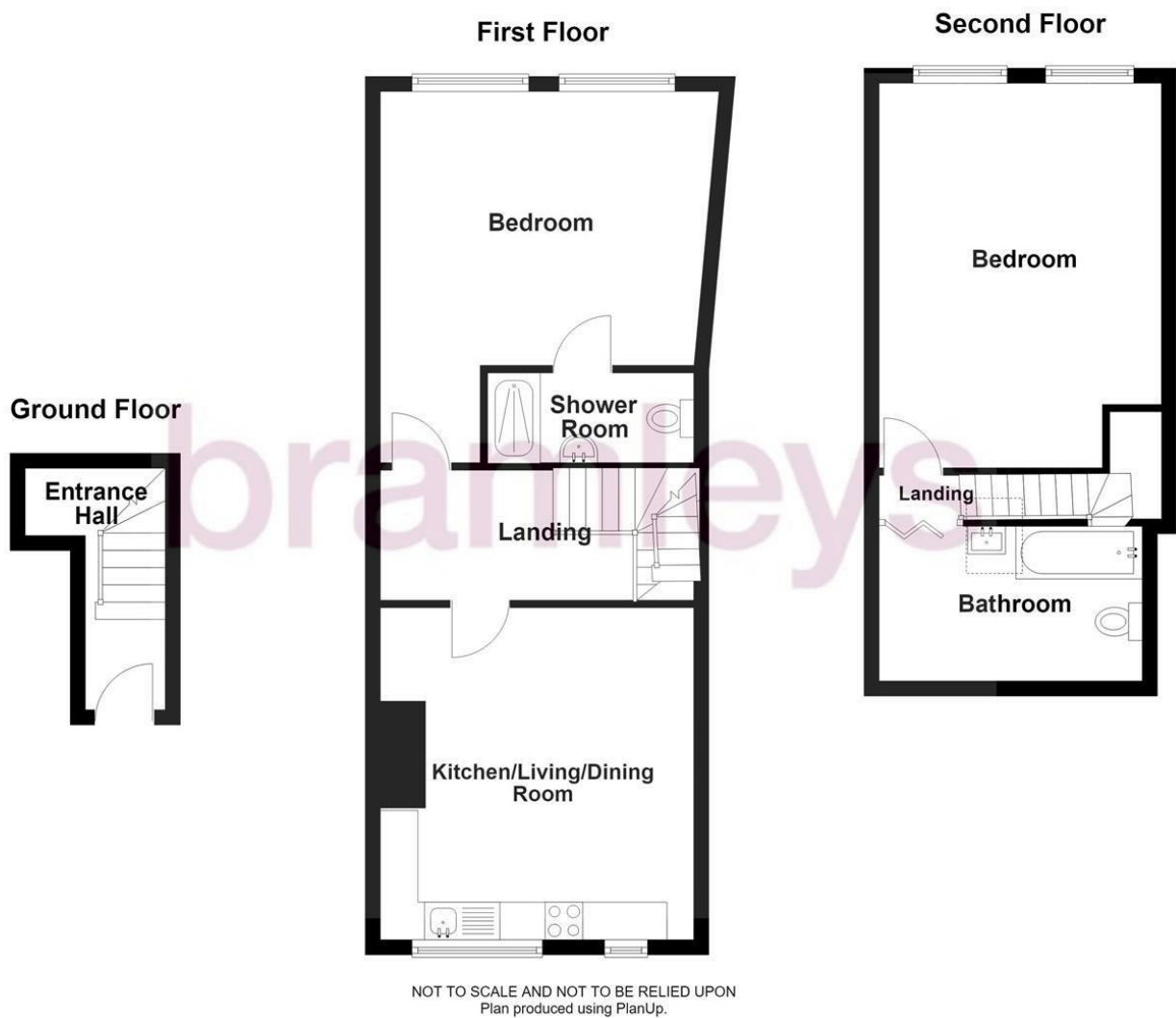
£850 Per Month

- SITUATED IN A HIGHLY SOUGHT AFTER AREA, CLOSE TO LINDLEY VILLAGE, MOTORWAY NETWORK AND HUDDERSFIELD ROYAL INFIRMARY
- WELL PRESENTED TWO STOREY APARTMENT WITH TANDEM DRIVEWAY
- OPEN PLAN LIVING DINING & KITCHEN AREA
- FIRST FLOOR DOUBLE BEDROOM AND EN SUITE
- SECOND FLOOR DOUBLE BEDROOM AND EN SUITE

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Situated in the highly sought-after area of Lindley, this well-presented two-storey apartment offers spacious accommodation across the first and second floors. Offered on an unfurnished basis, the property features a modern open-plan kitchen, living and dining area, along with two generous double bedrooms, each benefiting from its own en-suite shower room. Externally, there is a driveway to the rear providing tandem off-road parking for two vehicles. Ideally located close to Lindley Village, Huddersfield town centre, Huddersfield Royal Infirmary, well-regarded schools and the M62 motorway network, this property is perfectly suited to professionals or couples seeking convenient and comfortable living. 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.



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		
England & Wales	EU Directive 2002/91/EC	

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