



35 Arncliffe Court, Croft House Lane,

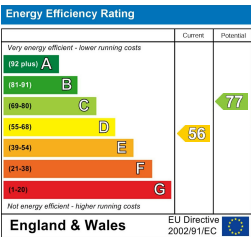
£825 PCM

- CONVENIENTLY LOCATED FOR HUDDERSFIELD ROYAL INFIRMARY, LOCAL AMENITIES & M62 MOTORWAY NETWORK
- LIVING ROOM
- MASTER BEDROOM WITH FITTED WARDROBE AND DRAWERS
- BATHROOM
- SECOND FLOOR APARTMENT
- KITCHEN WITH OVEN, HOB, EXTRACTOR, INTEGRATED FRIDGE AND FREEZER
- SECOND BEDROOM WITH BUILT IN CUPBOARDS
- GARAGE

bramleys

Located within this pleasant and well maintained development is this well presented two bedroom second floor apartment. Being conveniently located for the M62 motorway network and local amenities. Accommodation briefly comprises of entrance hallway, kitchen, living room, bathroom and two bedrooms. Externally there is a garage. Bond £950.00

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 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