73 Wellington Street, Lindley, Huddersfield, HD3 3EY

£700 Per Calendar Month

- POPULAR RESIDENTIAL AREA
- KITCHEN
- BATHROOM

- LOUNGE
- TWO BEDROOMS

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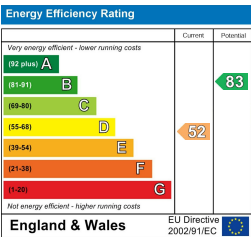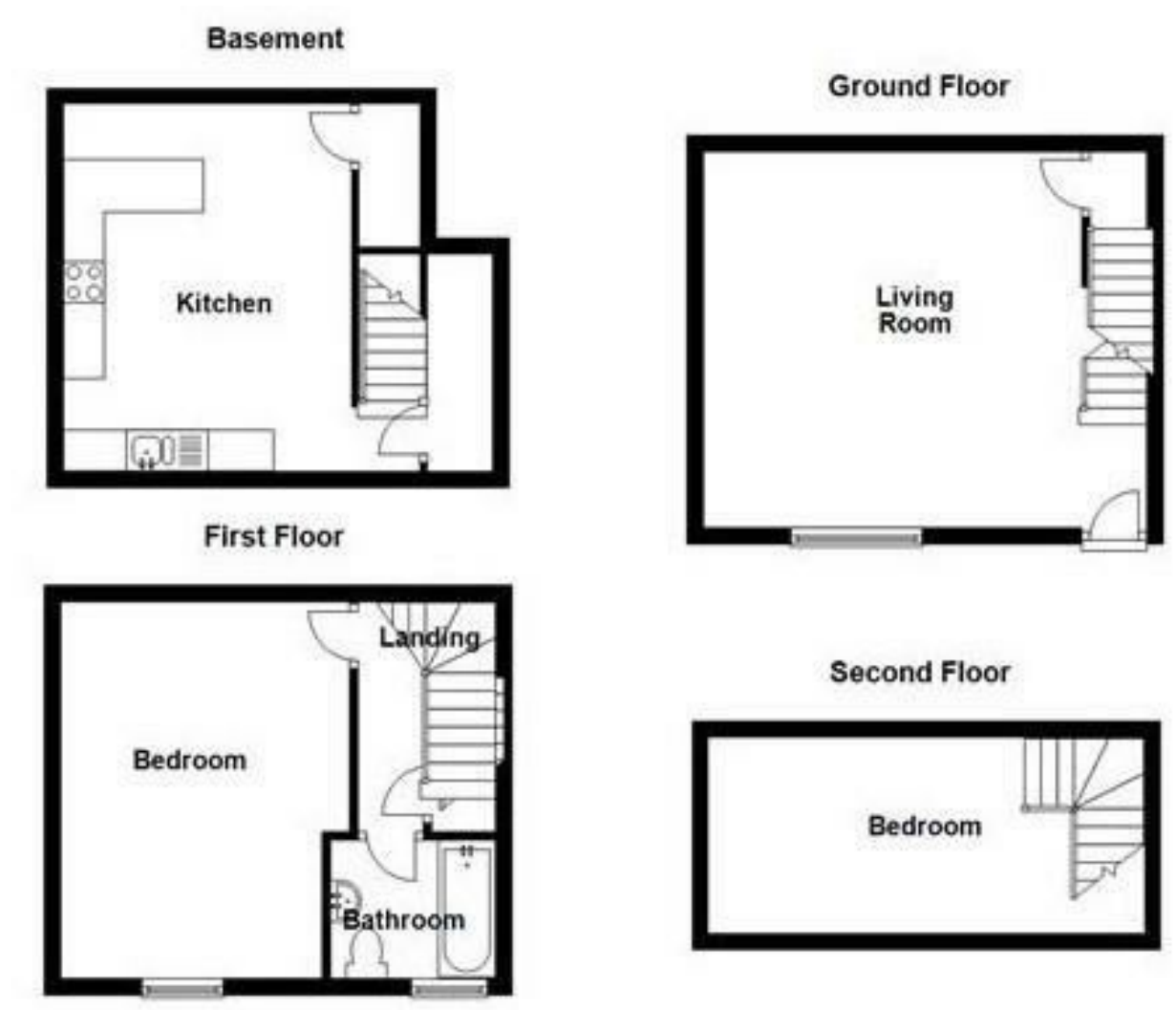
****** MINIMUM SIX MONTH LEASE ******

****** PLEASE NOTE THE MARKETING PHOTOGRAPHS AND VIDEO ARE FROM NOVEMBER 2021 *******

This two bedroomed mid front facing terrace property has accommodation arranged over four floor levels. Located in the popular residential area of Lindley which is close to local amenities within the village and conveniently located for access to the M62 motorway network. The property has accommodation comprising:- spacious lounge, kitchen, first floor bedroom, bathroom with 3 piece white suite and attic bedroom. The property has uPVC double glazing and a gas fired central heating system and is offered to let on an unfurnished basis. Bond £805.00

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 AND NO SMOKERS ******

Basement

Kitchen

Ground Floor

Living Room

First Floor

Landing

Bedroom

Bathroom

Second Floor

Bedroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(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

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