



50 High Street, Scapegoat Hill, Huddersfield, HD7 4NJ

£695 Per Calendar Month

- SITUATED IN SEMI RURAL LOCATION OF SCAPEGOAT HILL
- SMALL SEATING AREA TO FRONT
- GROUND FLOOR BEDROOM WITH DRESSING AREA
- FIRST FLOOR LOUNGE AND KITCHEN AREA
- LOCAL AMENITIES AVAILABLE IN GOLCAR & ACCESS TO M62 MOTORWAY NETWORK
- ON STREET PARKING
- SHOWER ROOM

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Situated in the sought after semi-rural location of Scapegoat Hill, is this one bedroom through by light terrace property which has a unique layout, along with charming features. The property benefits from uPVC double glazing and a gas fired central heating system and has immaculately presented accommodation which comprises in brief:- ground floor entrance hall, bedroom with dressing area off housing the boiler, shower room, first floor open plan lounge and kitchen area which is open to the roof space with exposed feature beams. Externally, there is a small seating area to the front and there is on street parking available. There are a range of local amenities available in nearby Golcar village and there is access to the M62 motorway network via junction 23. The property would be ideal for the single person or professional couple and is available on an unfurnished basis with immediate occupation. Bond £800.00

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

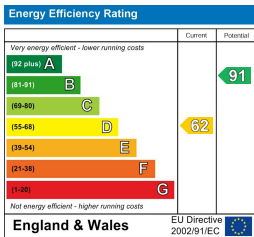
Ground Floor



First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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