



35 Forest Road, Dalton,
Huddersfield, HD5 8EU

£795 PCM

- RECENTLY REFURBISHED
- LOUNGE
- TWO BEDROOMS
- GARDEN TO REAR AND YARD TO FRONT

- CONVENIENT LOCATION
- KITCHEN
- BATHROOM

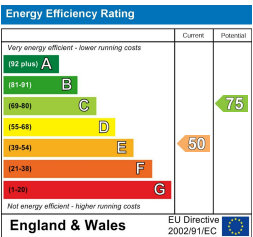
bramleys

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

Having recently undergone some cosmetic upgrading is this 2 bedroom terraced property which has accommodation arranged over 3 floor levels. The accommodation comprises:- entrance hall, living room, lower ground floor kitchen, rear entrance hall which gives access to the rear garden, two bedrooms and bathroom with 3 piece suite. Externally there is a garden to the rear and yard area to the front. The property is approximately 1 mile to the town centre and amenities can be found in Moldgreen, Almondbury and Waterloo. The property has on street parking. Bond £915.00

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 SMOKERS OR PETS *****



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