



12 Viking Avenue, Emley,  
Huddersfield, HD8 9SE

£1,200

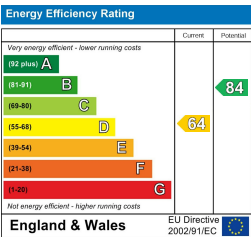
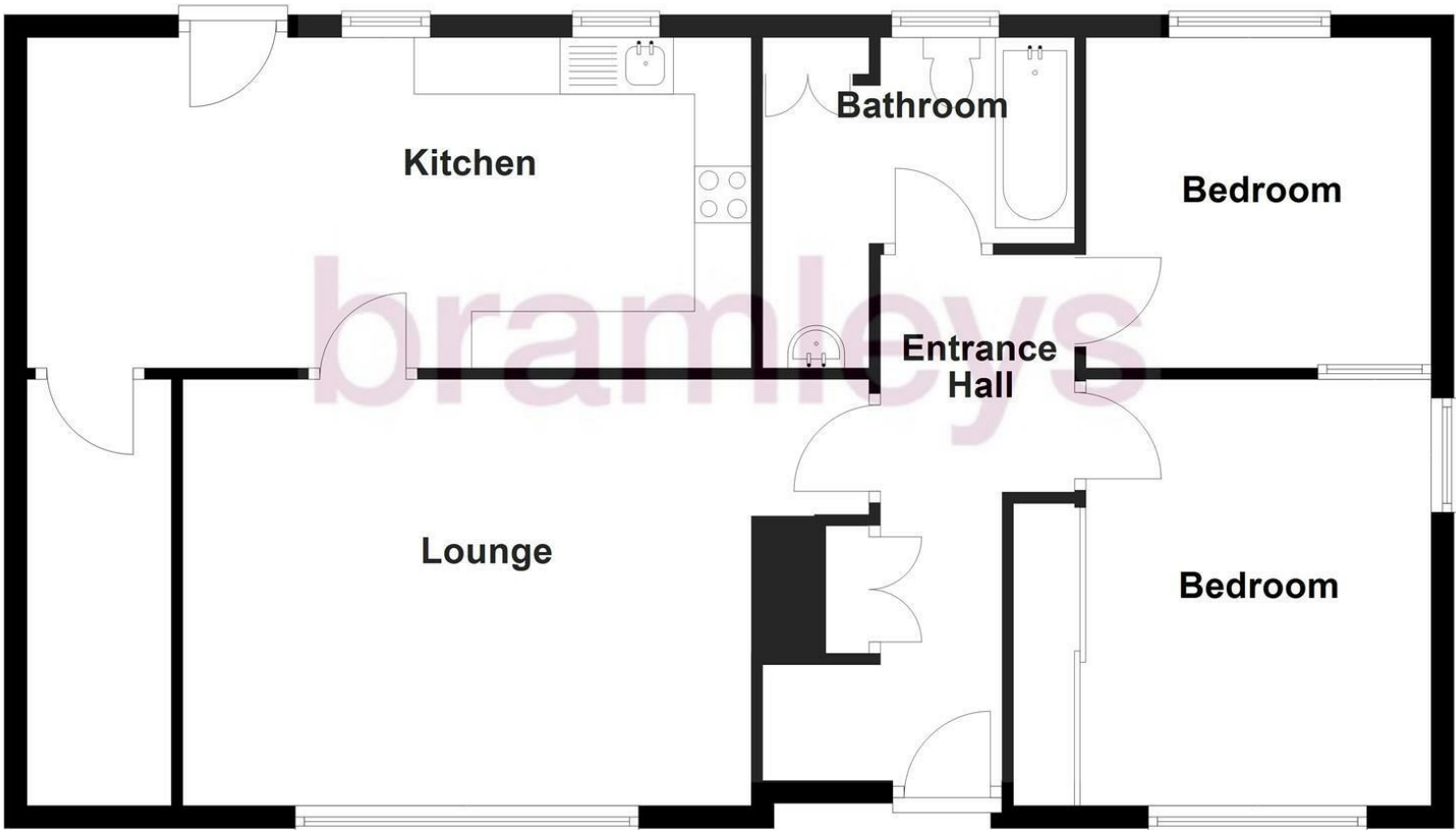
**bramleys**

\*\*\*\*\* MINIMUM SIX MONTHS LEASE \*\*\*\*\*

Pleasantly situated at the head of a cul-de-sac is this good sized 2 bedroomed detached bungalow. The property has been redecorated throughout and benefits from uPVC double glazing and a gas fired central heating system. This well presented accommodation comprises in brief:- entrance hall, lounge with electric fire, dining kitchen with modern wall and base units, 2 bedrooms and bathroom with 3 piece suite. Externally, there is a driveway providing off road parking which leads to the attached single garage and there are garden areas to the front and rear. The property is located in the charming village of Emley which is surrounded by beautiful countryside, being midway between the towns of Wakefield and Huddersfield and the M1 motorway can be accessed via junction 38 for those wishing to commute. The village offers amenities to include a post office, public house and Emley First School. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1380.00

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



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