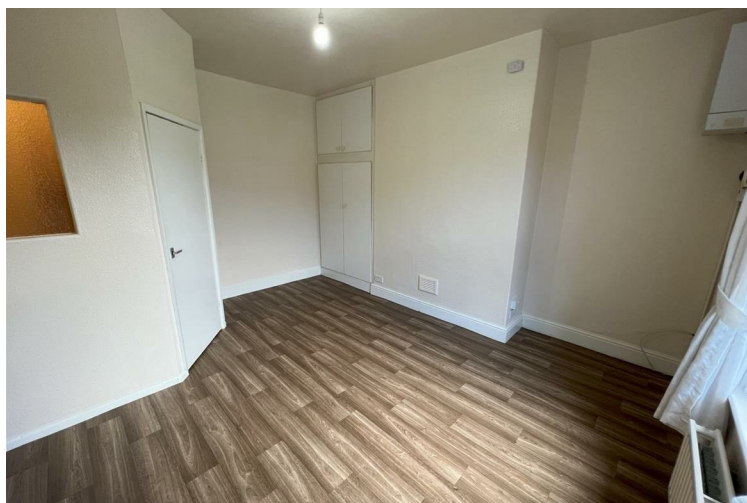




8 Clement Street, Birkby, Huddersfield, HD1 5HE

£520 PCM

- CONVENIENTLY LOCATED FOR HUDDERSFIELD TOWN CENTRE & LOCAL AMENITIES
- KITCHEN WITH ELECTRIC COOKER
- ONE BEDROOM
- GARDEN AND PARKING SPACE
- LOUNGE
- CELLAR WITH WASHING MACHINE & TUMBLE DRYER
- BATHROOM

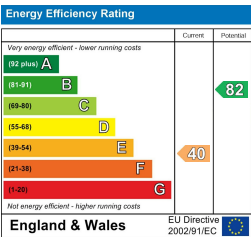
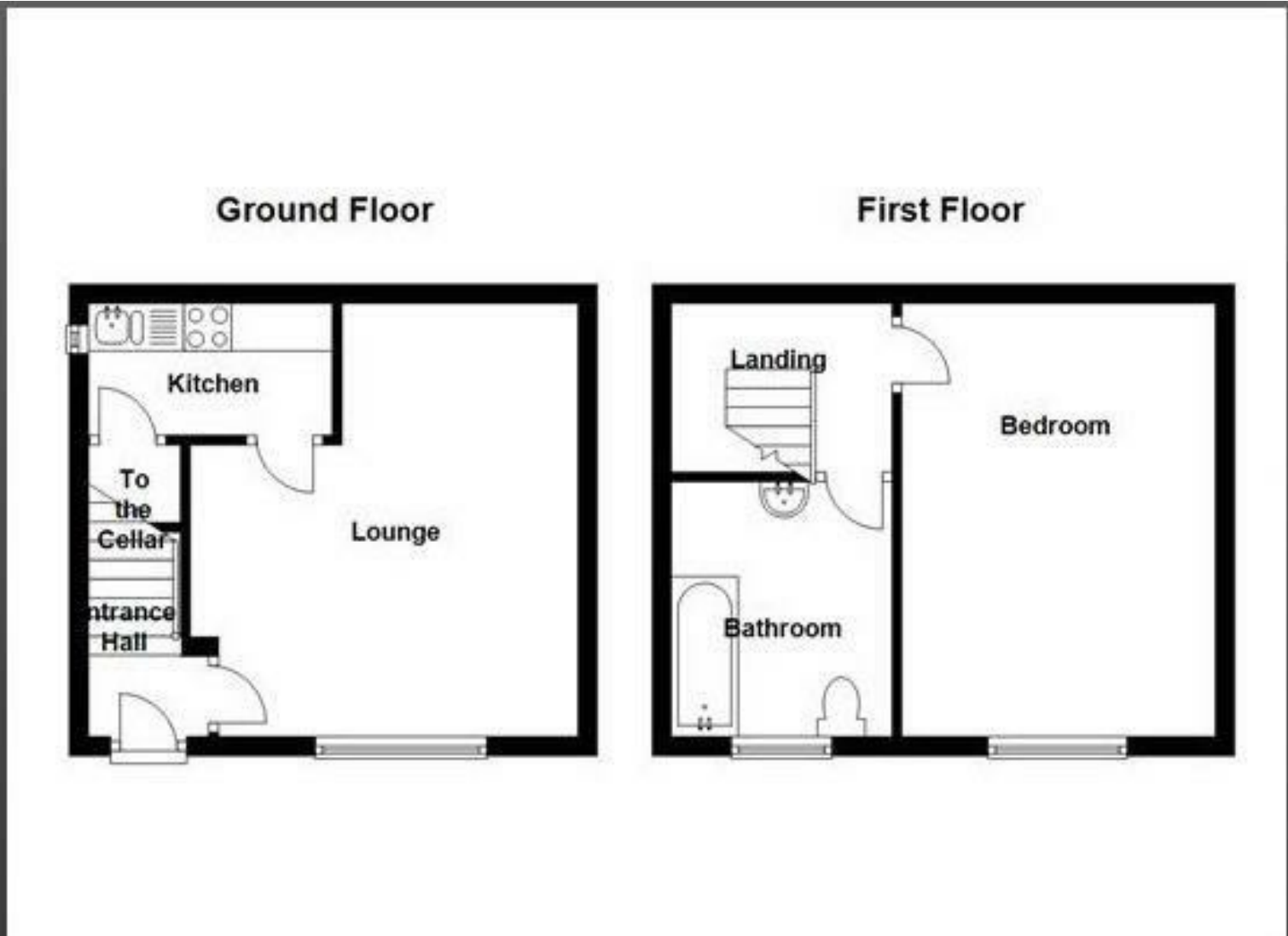
bramleys

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

Situated in a convenient location with good access to the Huddersfield town centre and local amenities available within Birkby is this rear terraced property being well presented and ideal for the professional couple or single person. Having double glazing and central heating the accommodation briefly comprises: entrance hallway with newly fitted carpet to the stairs and landing, lounge with laminate flooring, kitchen with electric cooker, cellar housing the washing machine and tumble dryer and to the first floor is a double bedroom with built in storage and the bathroom with a white suite with shower over the bath. Outside there is a lawned garden and parking space. The property is offered to let ready for immediate occupation. Bond £600.00

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 *****



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