



2b Westerley Way, Shelley,  
Huddersfield, HD8 8HN

£775 Per Calendar Month

- LOUNGE
- TWO BEDROOMS
- PARKING SPACE

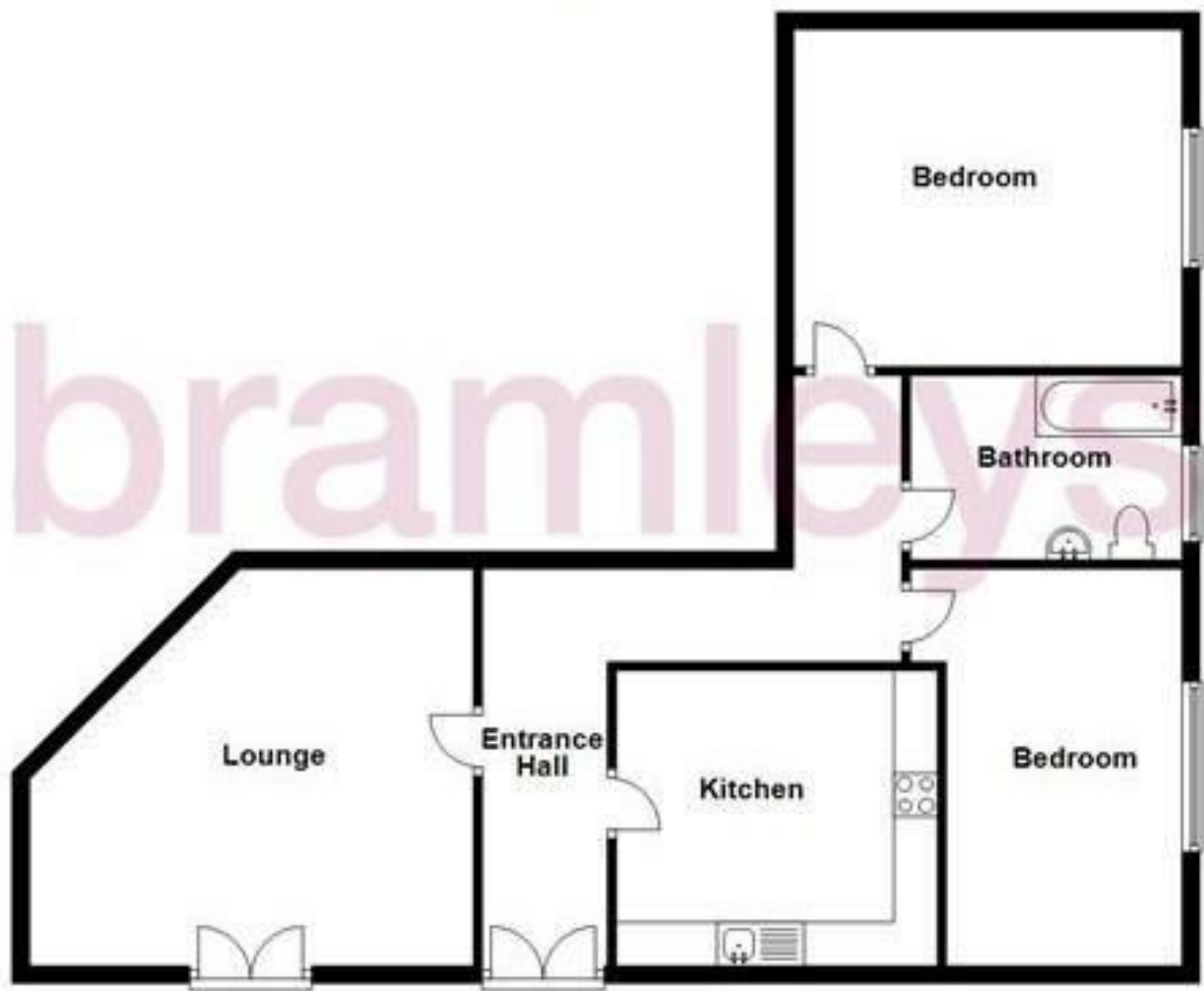
- KITCHEN WITH INTEGRATED FRIDGE, FREEZER & WASHING MACHINE
- BATHROOM
- HANDILY LOCATED FOR SHELLEY, SKELMANTHORPE & KIRKBURTON & PUBLIC TRANSPORT

**bramleys**

Being of generous proportion is this well presented 2 double bed roomed, first floor flat positioned above a mini supermarket in the popular residential area of Shelley. Having accommodation comprising in brief:- entrance hallway, lounge, well equipped kitchen with integrated fridge freezer and washing machine, 2 double bedrooms and good sized bathroom with 3 piece suite. Externally, the property has a parking space. Being handily placed for the villages of Shelley, Skelmanthorpe and Kirkburton and on the local bus route on Huddersfield Road for access to Denby Dale, Grange Moor, Skelmanthorpe and Huddersfield. The flat is offered to let on an unfurnished basis with immediate occupation. Bond £894.00

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	69
(39-54) E			
(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 in situ 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

Huddersfield | Halifax | Elland | Mirfield

