



## Flat 2, 4 Concord Street, Honley, Holmfirth, HD9 6AE

£725 Per Calendar Month

- LOCATED IN THE HEART OF HONLEY
- OFF ROAD PARKING
- TWO BEDROOMS

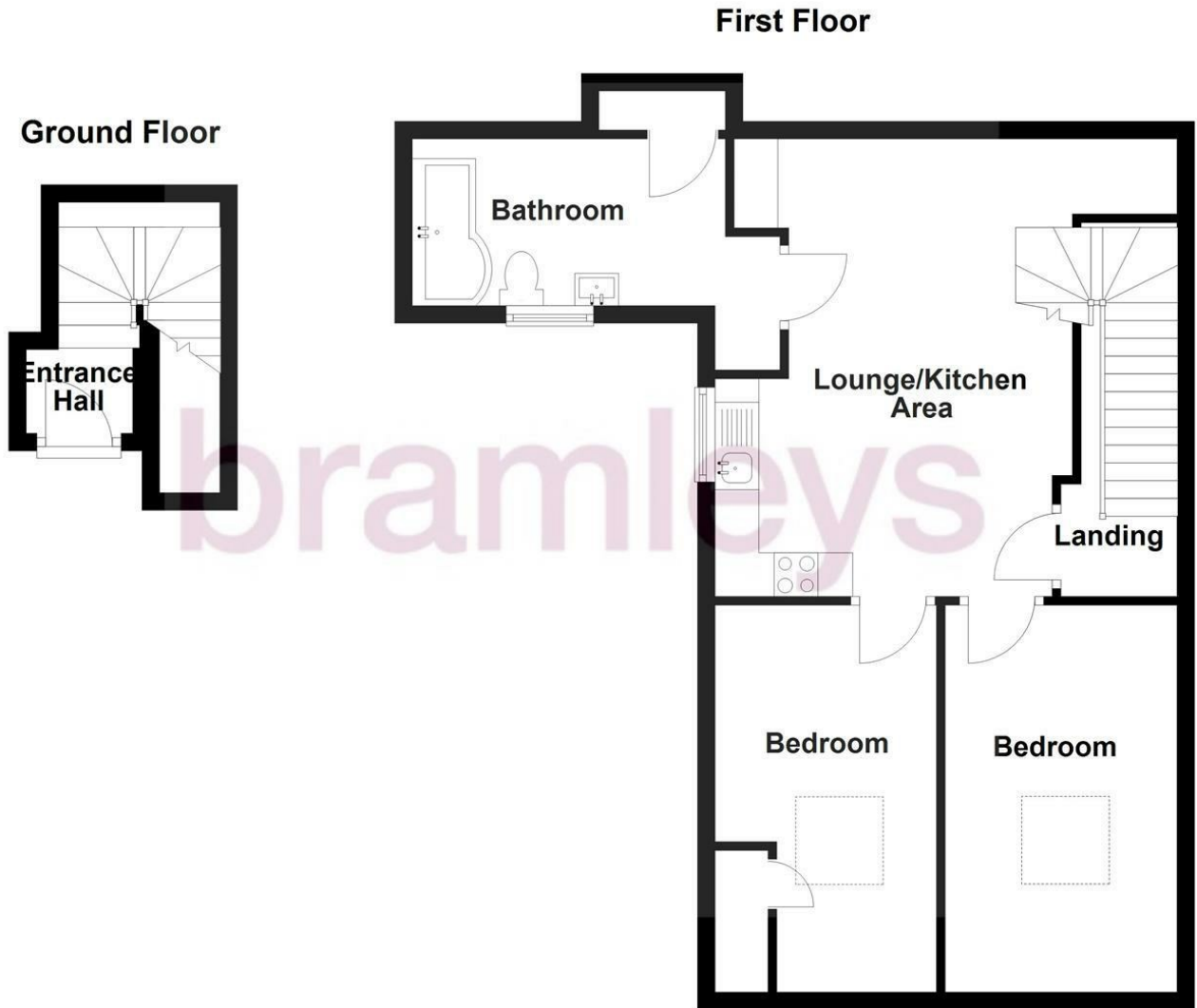
- SECOND FLOOR TWO BEDROOMED FLAT
- LOUNGE/KITCHEN AREA
- BATHROOM

**bramleys**

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

Located in the heart of Honley village is this second floor 2 bedroomed flat. The property has uPVC double glazed windows, Velux skylight windows and a gas fired central heating system and has well presented accommodation which comprises in brief:- entrance hall with stairs leading to the second floor where there is a lounge with kitchen area, 2 bedrooms and a modern 3 piece bathroom suite. Externally, there is a off road parking available to the gable end of the building on a first come first served basis. Honley village offers an array of amenities including a range of shops, restaurants, doctor's and dental surgery. There is a bus route providing access to nearby Holmfirth and Huddersfield town centre which is accessed on Eastgate and the main Woodhead Road. The property is offered to let on an unfurnished basis with immediate occupation. Bond £835.00

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		78	78
England & Wales			

**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

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