



**53 Greenside Avenue, Waterloo,
Huddersfield, HD5 8QQ**

£995 PCM

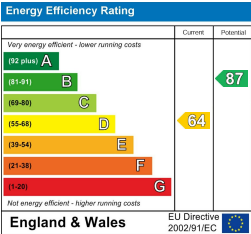
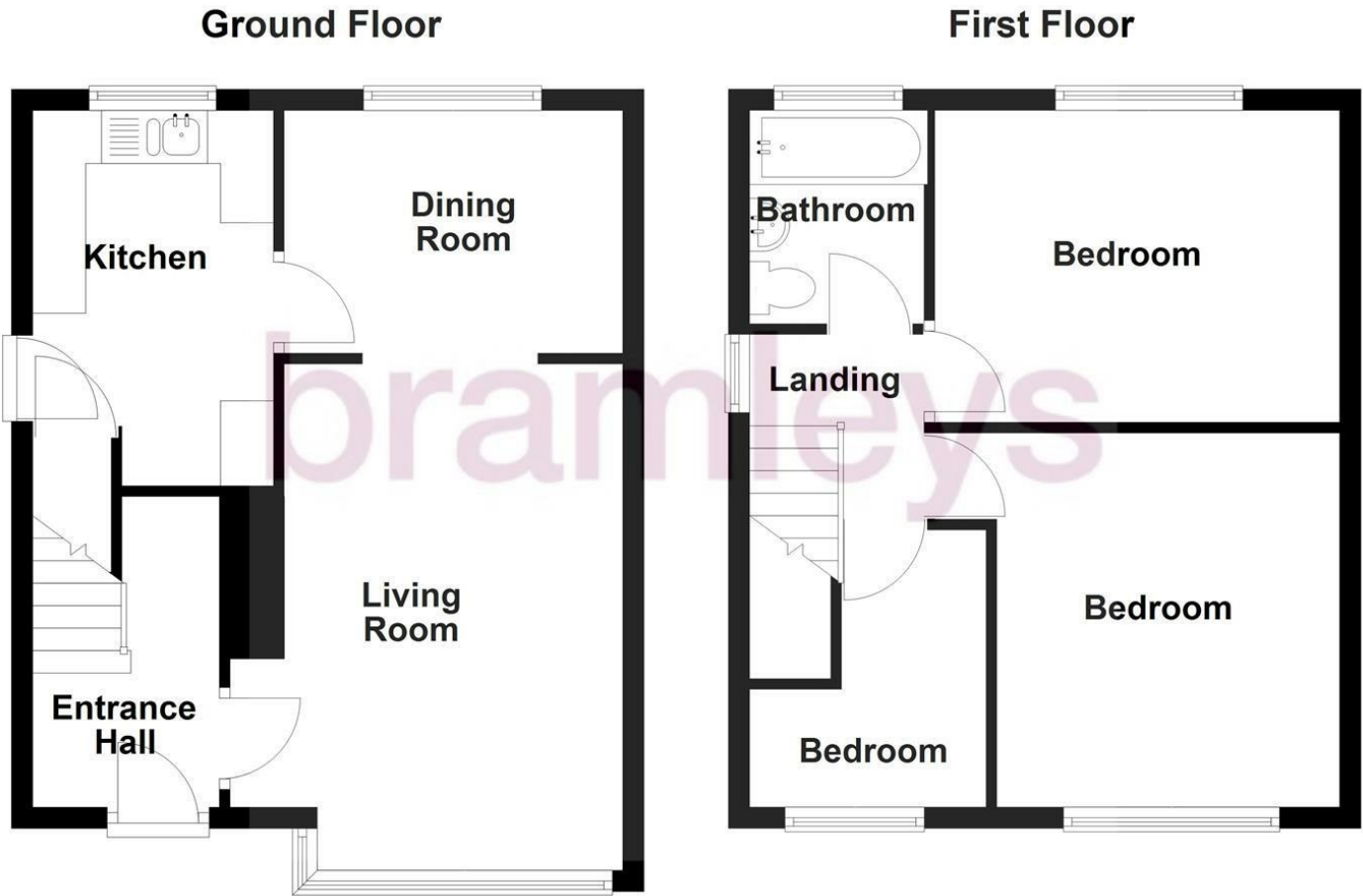
- WELL PROPORTIONED SEMI DETACHED HOUSE
- CONVENIENTLY LOCATED
- LOUNGE
- KITCHEN
- FAMILY BATHROOM
- RECENTLY UNDERGONE RE-DECORATION
- DRIVEWAY
- DINING AREA
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR

bramleys

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

This well proportioned semi-detached family home has recently under-gone a programme of redecoration throughout, along with new floor coverings. Enjoying far reaching views to the front of the property, it has a gas fired central heating system and uPVC double glazing. The accommodation comprises in brief:- entrance hall, lounge, dining area, kitchen, 3 bedrooms and bathroom. Externally, there are gardens to both front and rear and a driveway providing off-road parking. Located in the popular area of Waterloo, it is conveniently located for access to the amenities within Waterloo and is approximately 2 miles from Huddersfield town centre There is a bus route giving access to Huddersfield on Fleminghouse Lane. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1145.00

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



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