



86 Greenlea Court, Dalton,  
Huddersfield, HD5 8QA

£925 PCM

- CONVENIENT LOCATION
- KITCHEN WITH OVEN, HOB & EXTRACTOR
- BATHROOM
- DRIVEWAY

- LOUNGE
- THREE BEDROOMS, MASTER WITH EN SUITE
- GARDENS TO FRONT & REAR

**bramleys**

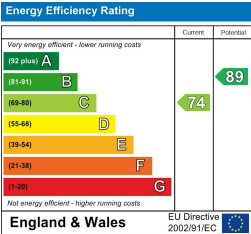


\*\*\*\*\*MINIMUM SIX MONTH LEASE\*\*\*\*\*

Located at the head of a cul-de-sac is this modern 3 bedroomed townhouse which has undergone some cosmetic improvement to include new carpets and redecoration. The property has a gas fired central heating system, uPVC double glazing and has accommodation briefly comprising:- entrance hallway, ground floor WC, kitchen which is open plan to the lounge which has uPVC doors giving access to the rear garden, first floor landing, three bedrooms, en suite shower room to master bedroom and house bathroom. Externally, there is a driveway and gardens to the front and rear. The property is situated approximately two miles from Huddersfield Town Centre and there are amenities available in nearby Waterloo. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1065.00

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

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