



31 Lea Street, Lindley, Huddersfield, HD3 3LS

£1,200 PCM

- CONVENIENTLY LOCATED FOR LOCAL AMENITIES & M62 MOTORWAY NETWORK
- KITCHEN WITH OVEN, HOB, EXTRACTOR & GROUND FLOOR STORE
- BATHROOM

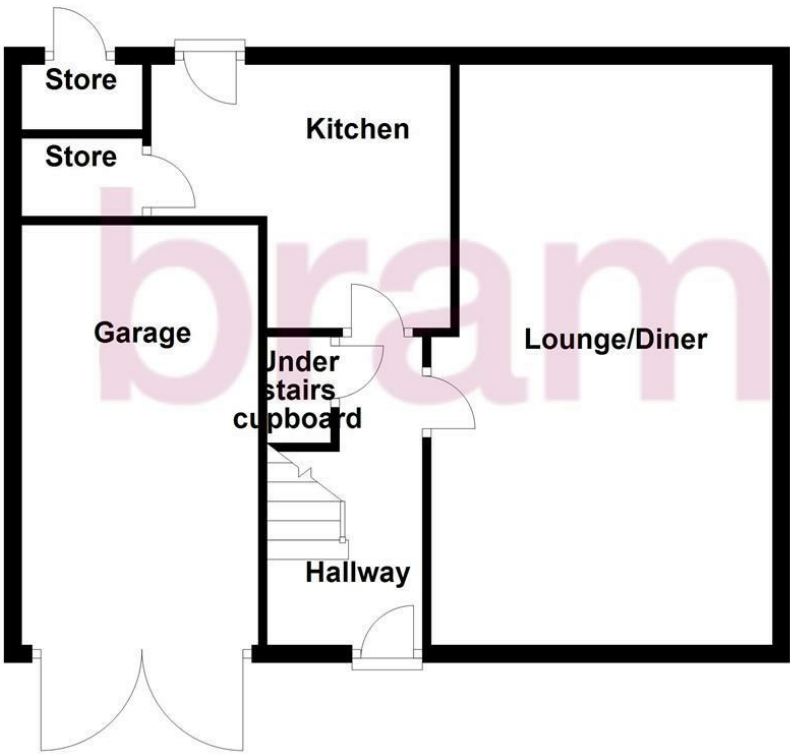
- LOUNGE WITH DINING AREA
- THREE BEDROOMS
- DRIVEWAY, ATTACHED GARAGE AND GARDENS TO FRONT & REAR

bramleys

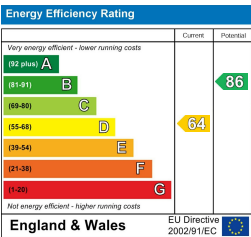
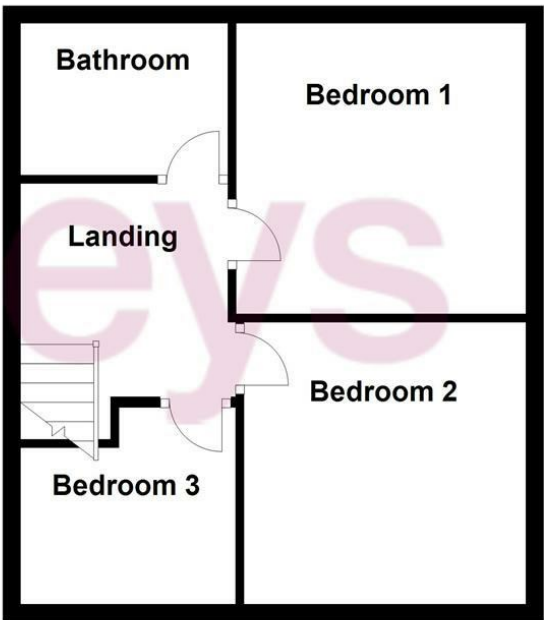
Situated in the popular village of Lindley with good local amenities and good access to the M62 motorway network. Having gas fired central heating and uPVC double glazing and has accommodation briefly comprising - entrance hallway, lounge with dining area, kitchen, first floor landing, 3 bedrooms and family bathroom comprising of a three piece suite in white. Externally, there is a driveway, attached garage and gardens to the front and rear. The property would be ideal for the young family and is offered to let on an unfurnished basis with immediate occupation. Bond £1380.00

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



First Floor



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