



101A Trinity Street,
Huddersfield, HD1 4DN

£675 Per Calendar Month

- RECENTLY REFURBISHED
- WALKING DISTANCE OF HUDDERSFIELD TOWN CENTRE & GREENHEAD PARK
- ON STREET PARKING AVAILABLE ON TRINITY STREET
- KITCHEN WITH MODERN UNITS
- GOOD SIZED LOUNGE
- TWO BEDROOMS
- BATHROOM

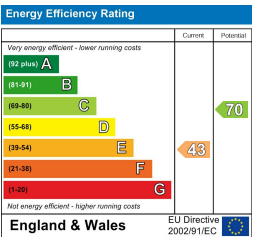
bramleys

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

Having been recently refurbished to a high standard and now provides modern, well presented 2 bedroomed accommodation. The property is handily positioned within walking distance of Huddersfield town centre and a short walk to Greenhead Park, there are amenities available in Huddersfield town centre and nearby Marsh. The property has electric heating and uPVC double glazing and has been tastefully upgraded to provide accommodation comprising in brief:- entrance hall, first floor landing, kitchen with modern units, good sized lounge, 2 bedrooms and modern bathroom. Please note, there is no outside space with this property and on street parking is available on Trinity Street. The property is positioned above Trinity Fisheries and is offered to let on an unfurnished basis with immediate occupation. The property must be viewed internally to appreciate the accommodation. Bond £775.00

***** SORRY NO PETS OR SMOKERS *****

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

Huddersfield | Halifax | Elland | Mirfield