



2 Victoria Place, Moldgreen, Huddersfield, HD5 8AW

£595 PCM

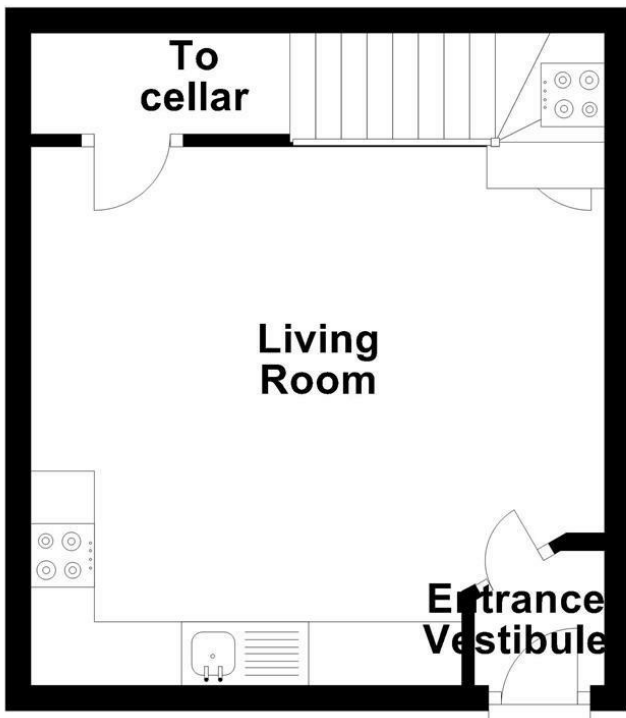
- CONVENIENTLY LOCATED FOR HUDDERSFIELD TOWN CENTRE & LOCAL AMENITIES
- ON STREET PARKING
- ONE DOUBLE BEDROOM
- ATTIC STORE AREA
- UPVC DOUBLE GLAZING & CENTRAL HEATING
- LIVING KITCHEN
- BATHROOM

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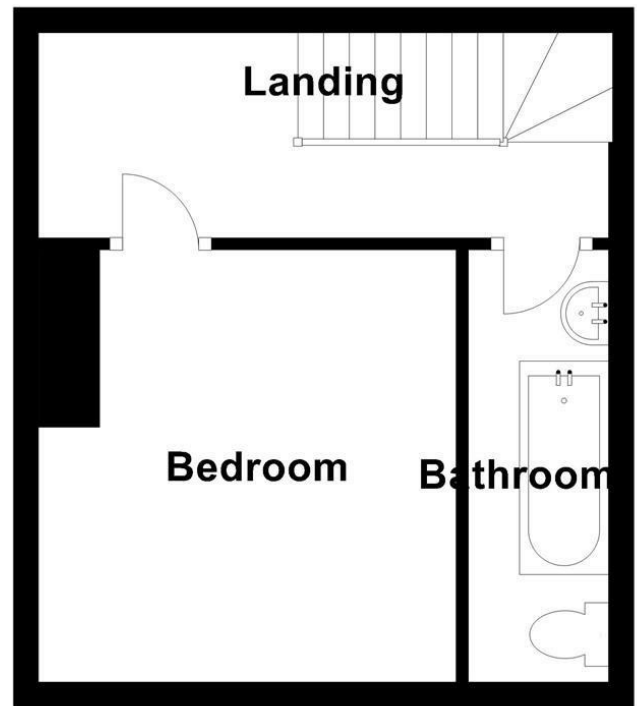
This one bedroomed back to back terrace property is conveniently located for Huddersfield town centre and local amenities in Moldgreen. Having uPVC double glazing and a gas fired central heating system and has accommodation briefly comprising:- entrance vestibule, open plan lounge and kitchen area, lower ground floor cellar, first floor landing, double bedroom, bathroom and there is an additional attic store area. Bond £685.00

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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