



41 Forest Court, Birchencliffe, Huddersfield, HD2 2FY

£1,100 Per Calendar Month

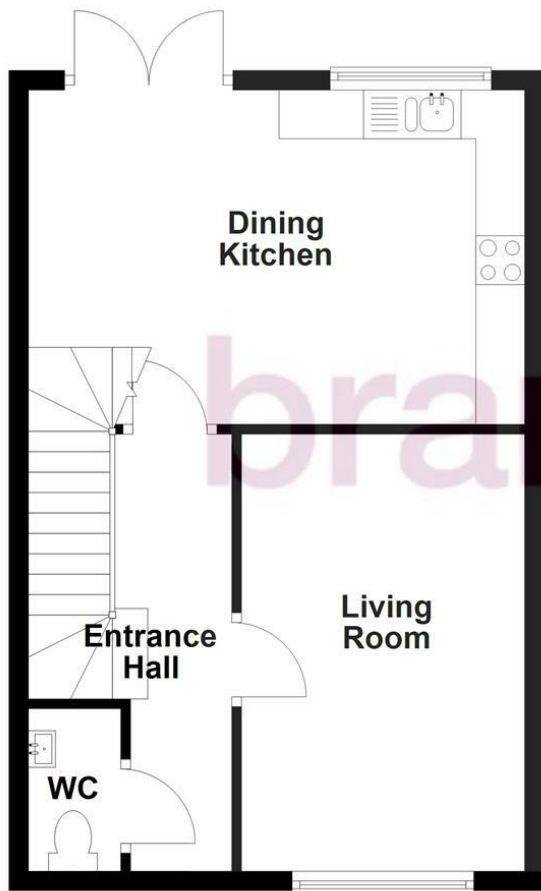
- CLOSE TO LOCAL AMENITIES AND HUDDERSFIELD & HALIFAX TOWN CENTRES
- DOWNSTAIRS WC
- DINING KITCHEN WITH INTEGRATED DISHWASHER & FRIDGE FREEZER
- BATHROOM
- DRIVEWAY WITH PARKING FOR TWO VEHICLES
- LOUNGE
- THREE BEDROOMS
- REAR ENCLOSED PAVED & LAWNED GARDEN

bramleys

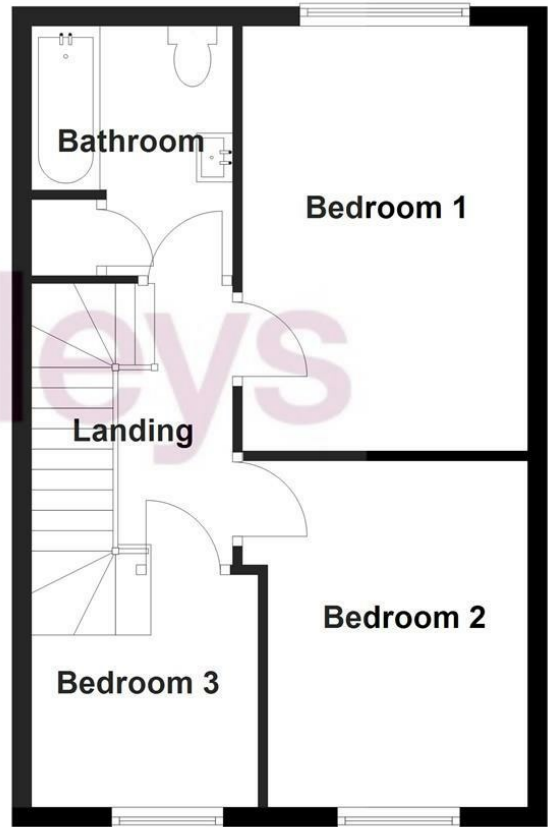
Being offered to let is this well presented 3 bedroomed mid terrace property which would be ideal for a professional couple or family alike. Having uPVC double glazing and a gas fired central heating system and has accommodation briefly comprising:- entrance hall, ground floor WC, lounge, modern spacious dining kitchen with integrated dishwasher and fridge freezer, first floor landing, 3 bedrooms and house bathroom with white 3 piece suite. Externally, there is a driveway providing off road parking for two vehicles and a rear enclosed paved and lawned garden. There are amenities in nearby Lindley village and is handily placed for Halifax and Huddersfield town centres which can be accessed on a bus route via Halifax Road and the property is a short drive to junction 24 of the M62 motorway network. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1269.00

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



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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