



63 Grasmere Road, Huddersfield, HD1 4LJ

£1,900

- RECENTLY UPDATED
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- OPEN PLAN KITCHEN WITH DINING AREA
- HOUSE BATHROOM
- DRIVEWAY & DETACHED GARAGE

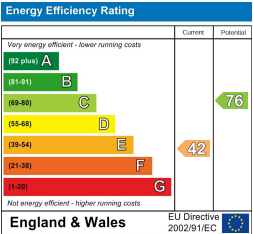
- CONVENIENTLY LOCATED
- LOUNGE
- TWO FIRST FLOOR DOUBLE BEDROOMS, ONE WITH EN SUITE AND ONE SINGLE BEDROOM
- TWO SECOND FLOOR BEDROOMS & BATHROOM
- LAWN TO THE REAR

bramleys

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

Having recently been upgraded to an exceptional standard is this substantial 5 bedroomed semi- detached property which boasts a perfect blend of traditional charm and modern elegance. Offering spacious accommodation arranged over 3 floor levels and comprises in brief:- spacious entrance hallway with original mosaic tiled floor, spacious lounge with wood burning stove, open plan kitchen with dining area having integrated fridge freezer, dishwasher and microwave, 6 ring Smeg cooker all set within stylish modern units complimented by Quartz worktops and sink unit, a feature island provides a breakfast bar, open fire to the dining area and there are doors which give access to the rear garden area. To the first floor there are 2 generous double bedrooms, one with en suite shower room, along with a single bedroom and house bathroom comprising of a 4 piece suite. To the second floor are 2 further good sized bedrooms and a bathroom with a white modern 3 piece suite. To the lower ground floor is an extensive cellar which can be accessed externally from the rear garden. Externally, a loose stone driveway provides off road parking which leads to a detached single garage and there is a low maintenance level lawn, patio and pebbled garden area to the rear. The property is conveniently located a short walk from Greenhead Park and approximately a mile from Huddersfield town centre and there is access to the M62 motorway network via junction 23. The property is offered to let on an unfurnished basis with immediate occupation. Bond £2190.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.



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