



193 Luck Lane, Paddock,  
Huddersfield, HD1 4RB

£675 PCM

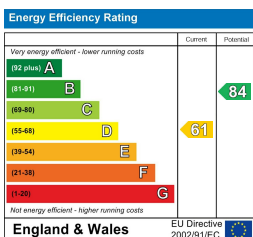
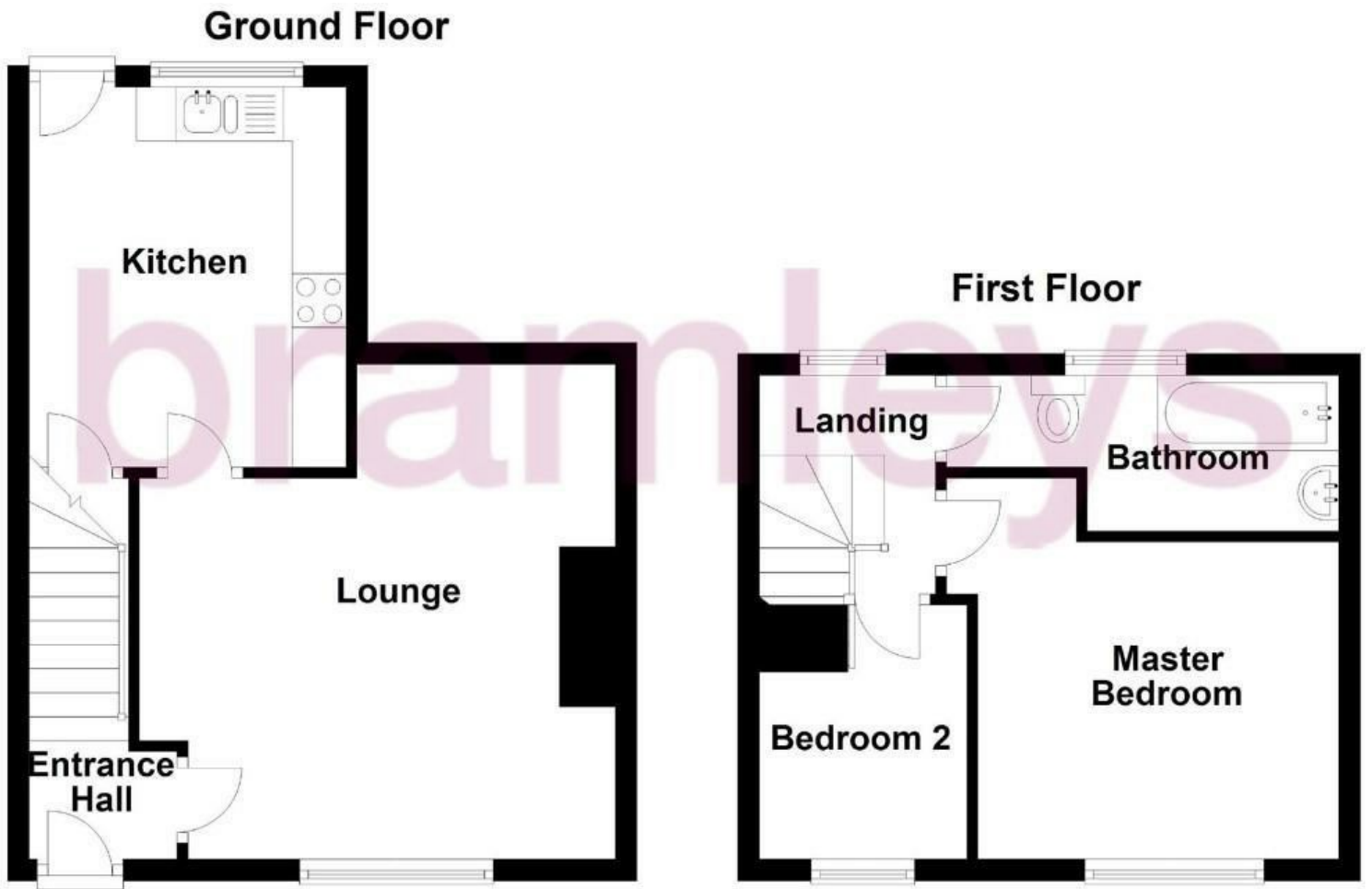
- CONVENIENT LOCATION
- LOUNGE
- BATHROOM

- DINING KITCHEN
- TWO BEDROOMS
- GARDEN TO FRONT.

**bramleys**

This two bed roomed through terraced property would be ideal for the young and growing family or professional couple alike. Having a gas fired central heating system and uPVC double glazing, the property has accommodation briefly comprising:- entrance hallway, lounge, dining kitchen, lower ground floor cellar, first floor landing, two bedrooms, master with fitted wardrobes and a bathroom with three piece suite in white with shower over the bath. Externally, there is a garden area to the front and shared garden to the rear. On street parking is available. The property is offered to let on an unfurnished basis and is available for immediate occupation . Bond £778.00

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**

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