

## 91 Beech Street, Paddock, Huddersfield, HD1 4JS

£675 Per Calendar Month

- RECENTLY UNDERGONE SOME COSMETIC IMPROVEMENT
- LOUNGE
- TWO BEDROOMS
- ON STREET PARKING

- CLOSE TO LOCAL AMENITIES
- KITCHEN
- BATHROOM

**bramleys**

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

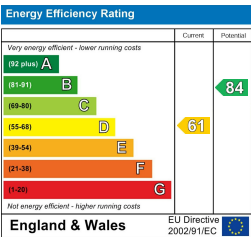
This stone built 2 bedroomed through terrace property provides well presented accommodation and benefits from double glazing and a gas fired central heating system. The accommodation comprises in brief:- entrance hall, lounge, kitchen, first floor landing, 2 bedrooms and bathroom. Externally, there is on street parking. The property is located in Paddock where there are amenities available and approximately 1.5 miles to Huddersfield town centre. Being offered to let on an unfurnished basis with immediate occupation. 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.

Ground Floor



First Floor



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