



4 Hill Top Road, Paddock,  
Huddersfield, HD1 4SQ

£750 Per Calendar Month

- PART FURNISHED
- LOUNGE
- THREE BEDROOMS
- COMMUNAL YARD TO REAR

- CONVENIENTLY LOCATED
- DINING KITCHEN
- BATHROOM
- ON STREET PARKING

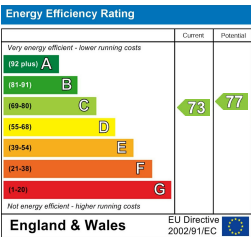
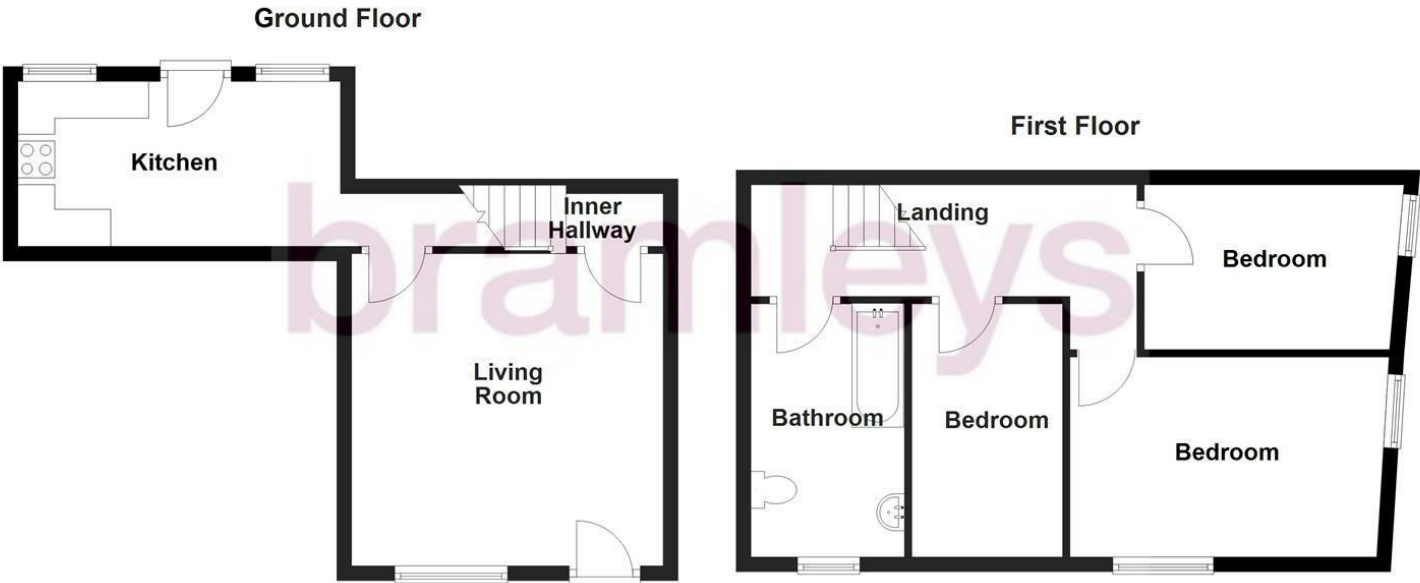
**bramleys**

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

Having been redecorated throughout, is this good sized 3 bedroomed through terraced property (being a partial over dwelling, positioned over a sandwich shop). Having uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- lounge, dining kitchen, 3 bedrooms and a bathroom. Externally, there is a communal yard area to the rear, street lined to the front and there is on street parking available. The property is located in Paddock where there are amenities available. There is a bus route located on Market Street for access to Huddersfield town centre and the surrounding villages of Salendine Nook and Longwood. The property is offered to let on a part furnished basis which can be removed if required and is available wit immediate occupation. Bond £865.00

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

\*\*\*\*\* NO PETS AND NO SMOKERS \*\*\*\*\*



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