



**17a Carr Lane, Slaithwaite,
Huddersfield, HD7 5AN**

£550 Per Calendar Month

- CONVENIENTLY LOCATED
- BEDROOM

- OPEN PLAN LIVING KITCHEN WITH OVEN, HOB & EXTRACTOR
- SHOWER ROOM

bramleys

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

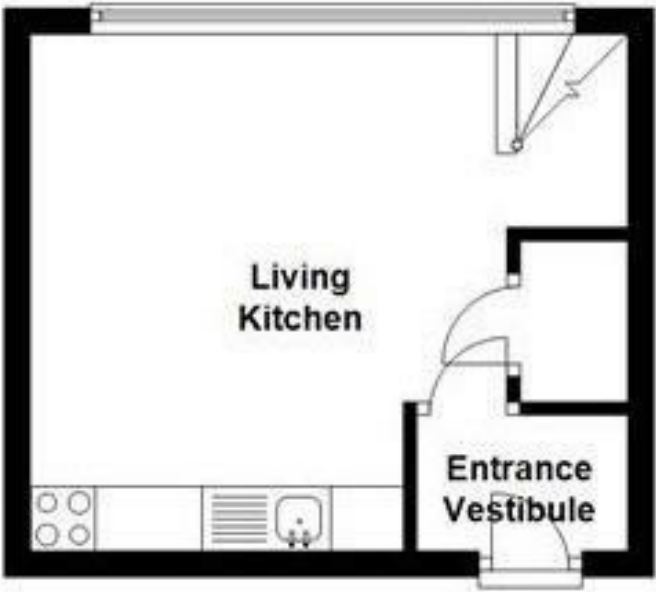
Offering light and airy accommodation is this converted first floor flat with a fantastic large picture window overlooking the canal being ideal for the single person or couple. Being conveniently located for access to local amenities and only a short walk to the train station with direct access services to Manchester, Leeds and Huddersfield and the M62 motorway network. An abundance of amenities including sports centre with swimming pool is available in Slaithwaite. Accommodation briefly comprises open plan living kitchen with oven, hob and extractor. First floor mezzanine bedroom and shower room. Please note there is a shared entrance. Bond £630.00

*****PLEASE NOTE THIS PROPERTY IS SUPPLIED VIA A SUB METER*****

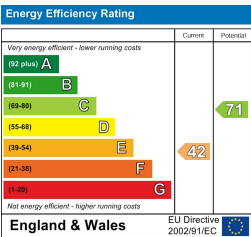
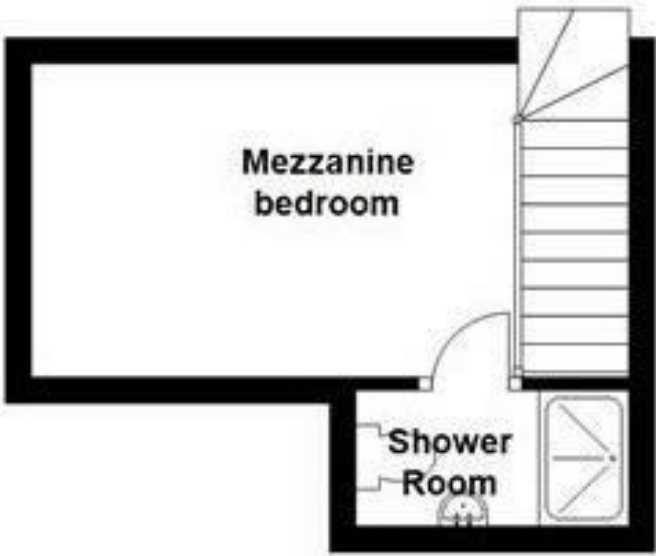
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

*****SORRY NO PETS*****

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