



## 5 Park Drive, Huddersfield, HD1 4EG

£450 Per Month

- PLEASANT OUTLOOK OVERLOOKING GREENHEAD PARK
- LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND HUDDERSFIELD TOWN CENTRE
- KITCHEN AREA WITH APPLIANCES INCLUDING WASHING MACHINE, COUNTER TOP COMPACT OVEN, & HOB AND FRIDGE FREEZER
- COMMUNAL GARDEN TO THE FRONT
- GROUND FLOOR FURNISHED STUDIO FLAT
- OPEN PLAN LOUNGE, KITCHEN & BEDROOM
- SHOWER ROOM ACROSS THE HALLWAY COMPRISING A MODERN THREE PIECE SUITE
- OFF ROAD PARKING TO THE REAR

**bramleys**

Having a pleasant aspect overlooking Greenhead Park is this ground floor furnished studio flat. The property has uPVC double glazing and the studio comprises an open lounge, bedroom and kitchen area. To the kitchen area there are modern units and appliances to include washing machine, countertop compact oven and hob and fridge freezer. The shower room is situated across the hallway and comprises of a modern 3 piece suite. Externally, there is a communal garden area to the front and off road parking to the rear. The property is located within walking distance of amenities and Huddersfield town centre. Being offered to let with immediate occupation. The tenant is responsible for the electric and council tax, water is included within the rent. Bond £519.00

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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