



**36 Broadgate, Almondbury,
Huddersfield, HD5 8HP**

£595 Per Calendar Month

- POPULAR LOCATION
- KITCHEN WITH OVEN AND HOB
- BATHROOM

- LOUNGE WITH ELECTRIC FIRE
- BEDROOM
- COMMUNAL GARDENS

bramleys

***** MINIMUM TWELVE MONTH LEASE *****

Suitable for a professional or mature/retired person or couple is this ground floor flat, situated in a popular location close to local amenities and transport links. Accommodation briefly comprises entrance hall, lounge with electric fire, kitchen with oven and hob, one double bedroom and bathroom with three piece suite with shower over the bath. Externally there are communal gardens to the front and rear. Bond £685.00

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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