



33 Ladyhouse Lane, Berry Brow, Huddersfield, HD4 7QD

- SUPERB COMPLETELY RE-DECORATED FOUR BEDROOMED DETACHED HOUSE
- FITTED KITCHEN
- DOUBLE GARAGE

£2,200 Per Calendar Month

- LOUNGE, DINING ROOM AND STUDY
- LOWER GROUND FLOOR GARDEN ROOM AND UTILITY
- GARDEN TO FRONT AND DECKING TO REAR

bramleys

This is a superbly presented four bedroomed detached property has an open view to the rear and has accommodation situated over 3 levels briefly comprising:- entrance hallway, lounge, dining room which is open plan to the fitted kitchen, study and ground floor WC, first floor landing 4 bedrooms, shower room and house bathroom. To the lower ground floor is a utility room, bonus space and garden room with patio doors to the rear garden area. The property has gardens to the front, a raised decking area to the rear and double garage. Offered to let on an unfurnished basis the property is available for immediate occupation. Bond £2538.00

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



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		45	
(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 in situ 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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