



32 Corby Street, Birkby, Huddersfield, HD2 2SE

£630 Per Month

- CONVENIENTLY LOCATED CLOSE TO HUDDERSFIELD TOWN CENTRE
- KITCHEN WITH ELECTRIC OVEN
- ONE BEDROOM
- ATTIC ROOM

- LOUNGE
- LOWER GROUND FLOOR CELLAR WITH PLUMBING FOR A WASHING MACHINE
- BATHROOM
- GARDEN AREA

bramleys

Having undergone some cosmetic improvement to include a new kitchen and redecoration throughout is this double fronted back to back property. The property has a gas fired central heating system and uPVC double glazing and has accommodation briefly comprising:- lounge, newly fitted kitchen, lower ground floor cellar, first floor landing, double bedroom and bathroom and second floor attic room. Externally, there is a small garden area to the front and on street parking is available. The property is handily placed for Huddersfield town centre, there are amenities available in Birkby and nearby Fartown and there is a bus route which can be accessed off Bradford Road. The property is offered to let on an unfurnished basis and is available with immediate occupation. Bond £726.00

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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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

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