



## 37a Lidget Street, Lindley, Huddersfield, HD3 3JF

£695 Per Calendar Month

- CONVENIENTLY LOCATED IN THE HEART OF LINDLEY VILLAGE
- FIRST FLOOR LOUNGE AND KITCHEN
- NO OUTSIDE SPACE OR PARKING
- ACCOMMODATION OVER TWO LEVELS
- TWO BEDROOMS AND BATHROOM TO SECOND FLOOR

**bramleys**

Conveniently located in the heart of Lindley village is this 2 bedroom flat positioned above a solicitors. The property being well maintained has double glazing and a gas fired central heating system and has accommodation situated over 2 floor levels which comprises in brief:- ground floor entrance, first floor landing, lounge, kitchen, second floor landing, 2 bedrooms and bathroom. Externally there is no outside space offered with this property, on street parking is available on nearby streets. The property is handily placed in the village where there are an array of amenities and is located on a bus routes for access to Huddersfield town centre. Offered to let on an unfurnished basis with immediate occupation. Bond £800.00

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



NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

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		47	
(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**

Huddersfield | Halifax | Elland | Mirfield

