



172 Broomfield Road, Marsh,
Huddersfield, HD1 4QH

£925 Per Calendar Month

- CONVENIENTLY PLACED FOR LOCAL AMENITIES & M62 MOTORWAY NETWORK
- DINING KITCHEN
- BATHROOM
- OFF ROAD PARKING
- LOUNGE
- TWO BEDROOMS
- GARDEN AREA TO FRONT AND REAR

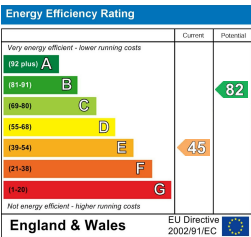
bramleys

***** MINIMUM SIX MONTHS LEASE *****

This immaculately presented 2 bedroomed semi-detached property benefits from uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance hall, lounge, dining kitchen with doors leading to the rear garden area, first floor landing, 2 good sized bedrooms and a bathroom with modern 3 piece suite. Externally, the property has garden areas to the front and rear with an off road parking space. The property is located in the popular residential area of Marsh where there are an array of amenities within the village and the nearby village of Lindley and is also handily placed for access to the M62 motorway network and Huddersfield and Halifax town centres. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1065.00

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*****



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

