



39 Woodlea Avenue, Lindley,
Huddersfield, HD3 4EF

£1,800 PCM

- POPULAR LOCATION
- KITCHEN & UTILITY
- BATHROOM
- GARAGE

- LOUNGE
- FIVE BEDROOMS, MASTER WITH EN SUITE
- GARDENS TO FRONT & REAR

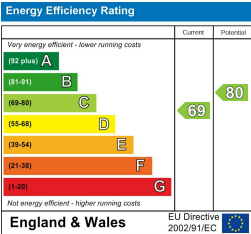
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***** MINIMUM SIX MONTH LEASE *****

This 5 bedroomed detached property offers spacious accommodation for the young and growing family and is offered to let on an unfurnished basis. Being located with amenities available in Lindley and having access to the M62 motorway. With central heating and upvc double glazing the accommodation comprises: hallway, wc, lounge with patio doors to the rear garden, kitchen with appliances including oven, electric hob, microwave, dishwasher and fridge freezer. The kitchen is open to a dining area, there is a separate utility and ground floor bedroom with fitted wardrobes. To the first floor are 4 further bedrooms, the master bedroom with a dressing area and ensuite shower room and 2 of the other bedrooms have fitted wardrobes. The family bathroom has a 3 piece suite with shower over. Externally there is an attached garage, driveway for 2 cars and garden to the rear being lawned with decking area. The property is offered to let on an unfurnished basis. Bond £2075.00

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

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