

**80 Marlinton Drive, Deighton,  
Huddersfield, HD2 1GW**

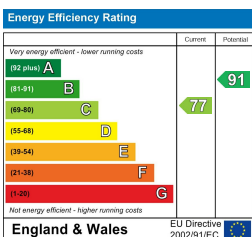
**£795**

- CONVENIENTLY LOCATED
- TWO BEDROOMS, MASTER WITH EN SUITE AND FITTED WARDROBES
- OFF ROAD PARKING FOR ONE VEHICLE
- LIVING/KITCHEN WITH OVEN, HOB AND EXTRACTOR
- SECOND SHOWER ROOM

**bramleys**

Having accommodation situated over three floor levels is this two bedroomed end terraced property. Externally, the property has off road parking for one vehicle and has accommodation briefly comprising entrance hallway accessing bedroom two and en suite shower room. To the first floor there is an open plan living kitchen with modern units, four ring electric hob, oven and extractor. To the second floor is the master bedroom with fitted wardrobes and en suite shower room. Bond £917.00

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



**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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