



## 36 Boothroyd Drive, Crosland Moor,

- RECENTLY UNDERGONE SOME COSMETIC IMPROVEMENT
- LOUNGE & DINING ROOM
- GARDENS TO FRONT AND REAR

£1,100 Per Calendar Month

- POPULAR LOCATION
- THREE BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY

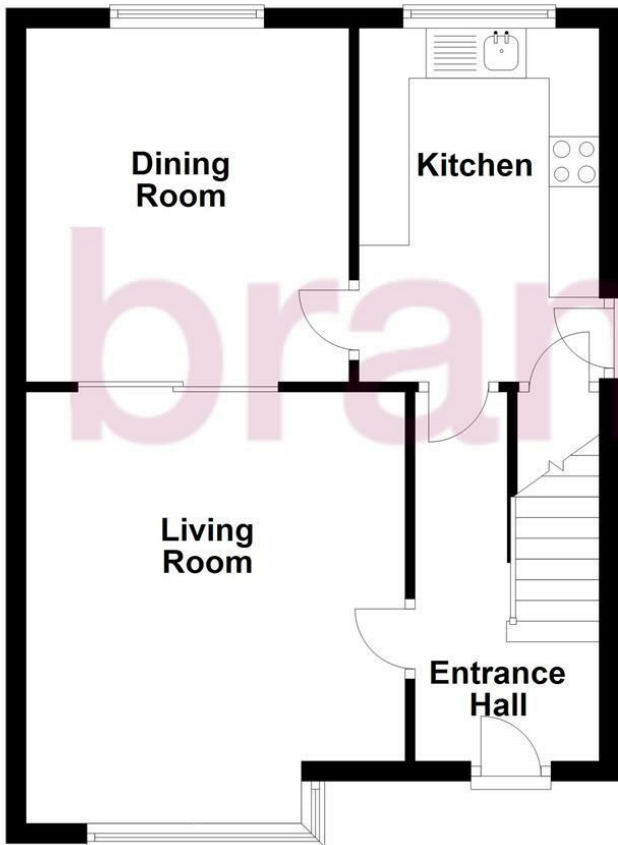
**bramleys**

This good sized 3 bedroomed semi-detached property benefits from uPVC double glazing and a gas fired central heating system. Having accommodation comprising in brief:- entrance hallway, lounge, dining room, kitchen, first floor landing, 3 bedrooms and bathroom. Being immaculately presented throughout, the property is pleasantly positioned in a cul-de-sac position and externally has the benefit of a driveway providing off road parking and garden areas to the front and rear. The property is approximately 3 miles from Huddersfield town centre and a bus route is available on Blackmoorfoot Road. The property is offered to let on an unfurnished basis with immediate occupation. Bond £1069

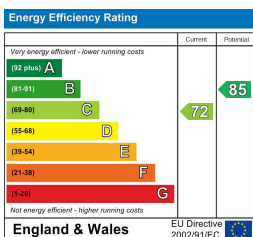
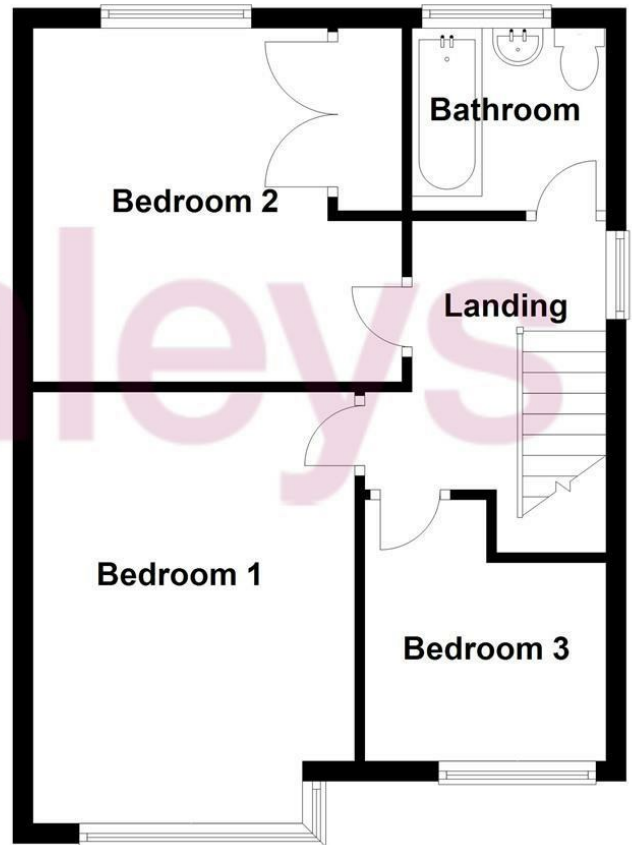
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\* SORRY NO SMOKERS \*\*\*\*\*

### Ground Floor



### First Floor



#### 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