



## 28a Peel Street, Marsden, Huddersfield, HD7 6BW

£725

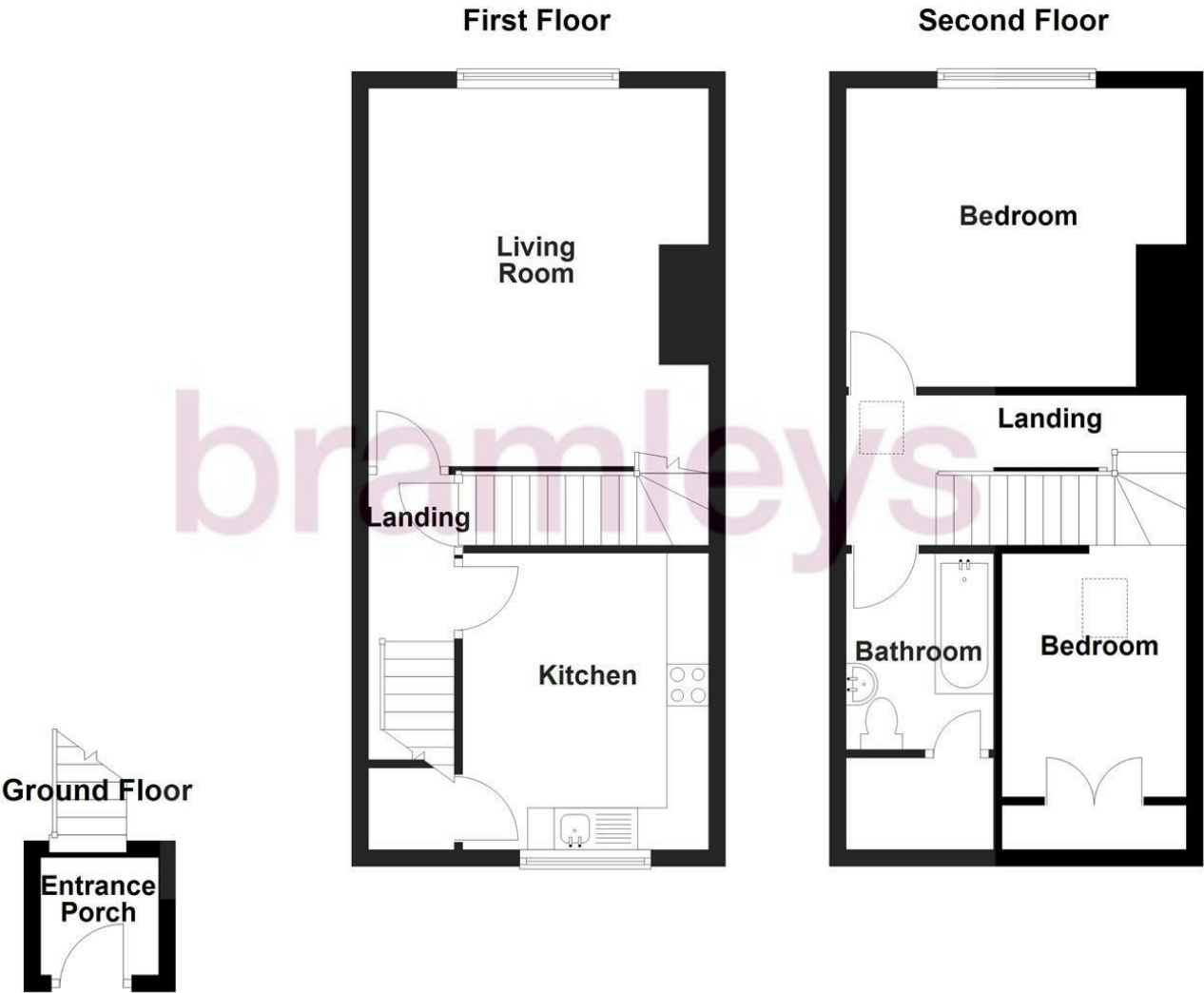
- CLOSE TO LOCAL AMENITIES, TRAIN STATION & BUS ROUTES TO HUDDERSFIELD AND MANCHESTER
- DINING KITCHEN
- TWO BEDROOMS TO SECOND FLOOR
- PARKING TO THE FRONT AVAILABLE ON A FIRST COME FIRST SERVED BASIS
- RECENTLY UNDERGONE A PROGRAMME OF MODERNISATION & UPGRADING
- LOUNGE
- BATHROOM

**bramleys**

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

Located in the heart of Marsden village, is this duplex flat which has recently undergone a programme of modernisation and upgrading to include redecoration and new floor coverings throughout and a modern fitted kitchen. The property has well presented accommodation which comprises in brief:- entrance porch, first floor landing, dining kitchen, good sized lounge, second floor landing, 2 bedrooms and a bathroom with 3 piece white suite. There is on street parking available and there is parking to the front entrance which is available on a first come, first served basis. There are an array of amenities available in Marsden village centre, along with a train station and positioned on a bus route for access to Huddersfield and Manchester. The property is offered to let on an unfurnished basis with immediate occupation. Bond £835.00

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



Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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

