



6 New Hey Road, Marsh,
Huddersfield, HD3 4AH

- CONVENIENT LOCATION
- CENTRALLY HEATED
- LOUNGE
- ONE BEDROOM
- OFF ROAD PARKING

£525 Per Calendar Month

- GOOD ACCESS TO M62 & TOWN CENTRE
- DOUBLE GLAZED
- KITCHEN
- BATHROOM

bramleys

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

Having been redecorated throughout and being conveniently located in Marsh is this ground floor flat ideal for the single person or professional couple. The property is centrally heated and double glazed and has accommodation briefly comprising:- communal entrance hall, lounge, kitchen with appliances including electric oven, electric hob and fridge, one double bedroom and bathroom. On street parking is available on New Hey Road and nearby side roads. Being offered to let on an unfurnished basis. Bond £605.00

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 *****

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	56
(1-20)	G	
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

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