



20 Luck Lane, Marsh,  
Huddersfield, HD3 4AF

£750 Per Calendar Month

- GOOD M62 MOTORWAY NETWORK ACCESS
- LOUNGE
- TWO BEDROOMS
- GARDENS TO FRONT AND REAR

- CLOSE TO HUDDERSFIELD TOWN CENTRE
- KITCHEN
- BATHROOM

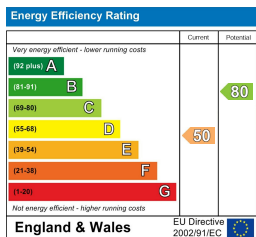
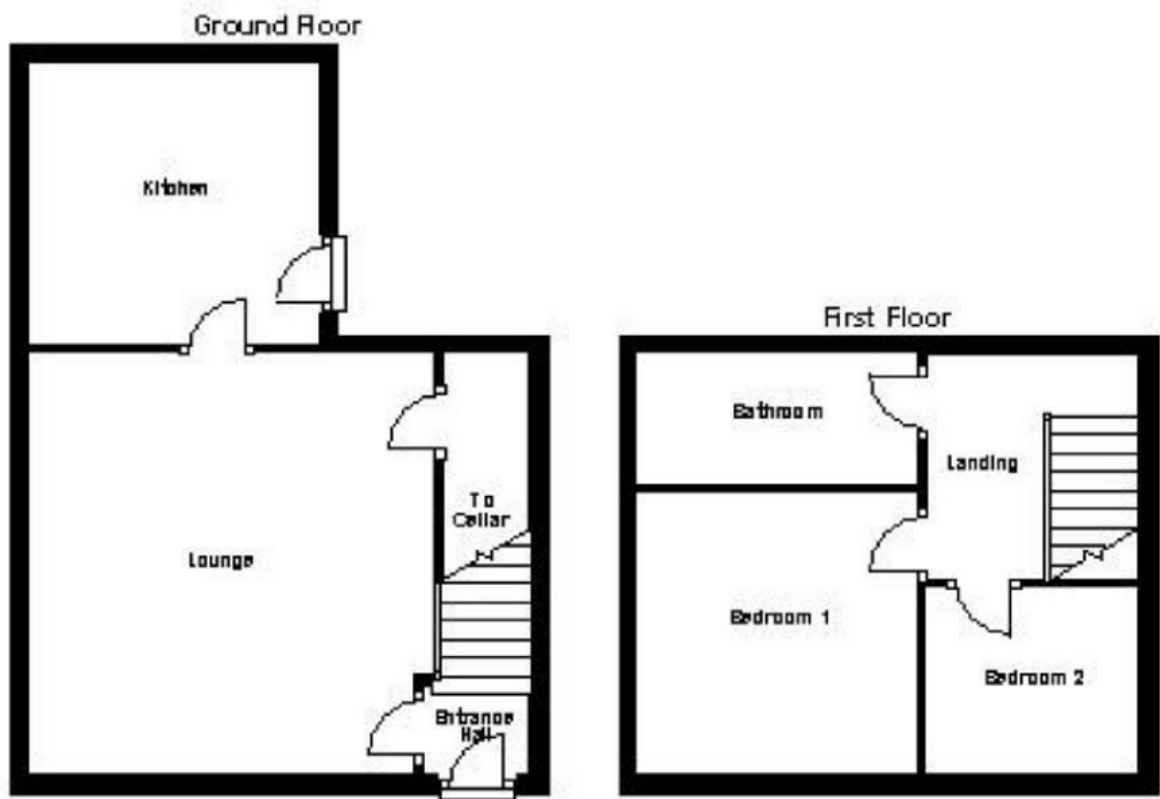
**bramleys**

\*\*\*\*MINIMUM SIX MONTH LEASE\*\*\*\* HOLDING FEE £170.00.

This mid through terrace house is situated in the popular area of Marsh with local amenities available with good access to the M62 motorway network. The property is centrally heated and double glazed and has accommodation briefly comprising: entrance hallway, lounge with inglenook fire place, kitchen with four ring gas hob, electric oven, extractor, lower ground floor cellar. To the first floor there are two bedrooms and family bathroom with three piece white suite with shower over the bath. Externally there is a lawned and patioed garden to the rear and garden area to the front. The property is offered to let on an unfurnished basis. No allocated parking, all on street parking. Bond £865.00

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