



**3 Trevelyan Street, Moldgreen,  
Huddersfield, HD5 8AN**

**£625 Per Calendar Month**

- CONVENIENTLY LOCATED FOR HUDDERSFIELD TOWN CENTRE AND LOCAL AMENITIES
- BEDROOM
- PLEASE NOTE ITS ON STREET PARKING, NO ALLOCATED SPACE
- LIVING KITCHEN
- BATHROOM

**bramleys**

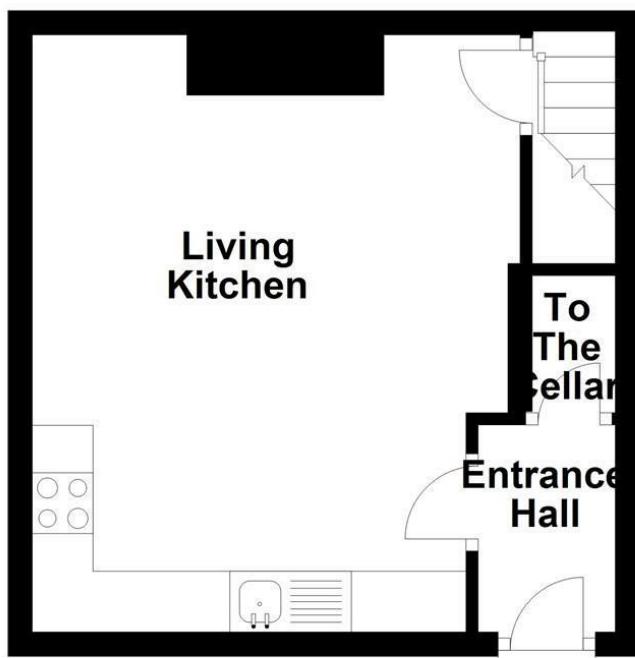
\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

This one bedroom corner terraced property has uPVC double glazing and gas fired central heating is offered to let on an unfurnished basis. The property is conveniently located for local amenities in Moldgreen and Huddersfield Town Centre. The property has accommodation briefly comprising:- living kitchen, one bedroom and bathroom. This property is ideal for a single person/couple. On street parking is available. Bond £720.00

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



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		87	58
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