



2 Top Row, Armitage Bridge,
Huddersfield, HD4 7NP

£800 Per Calendar Month

- WELL PRESENTD PROPERTY
- LOUNGE
- BATHROOM
- GARDEN AREA TO FRONT

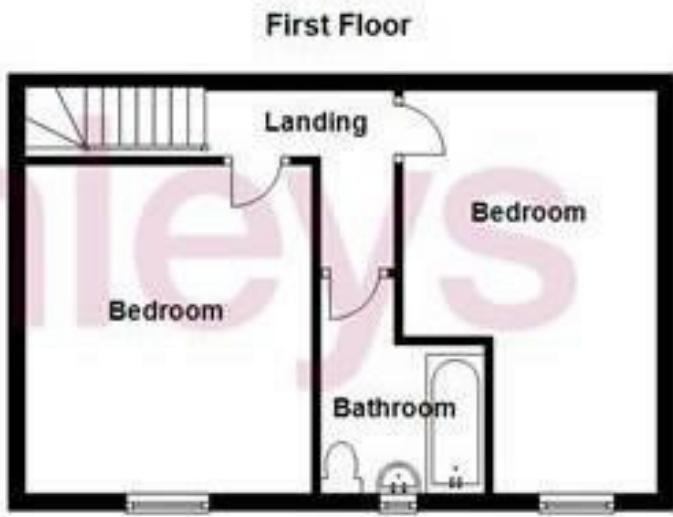
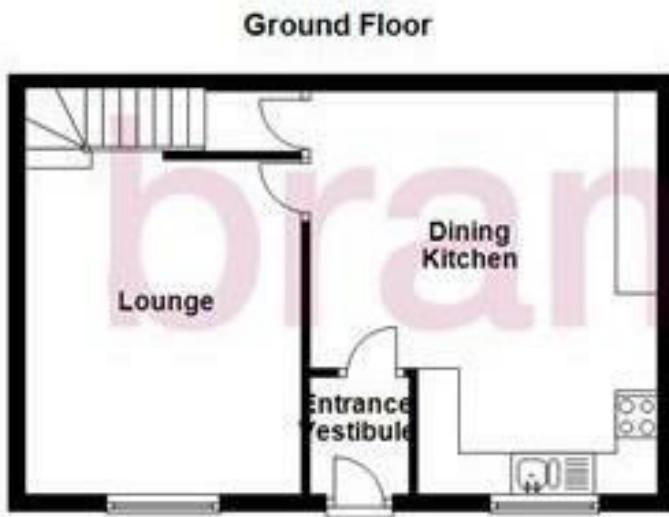
- DINING KITCHEN
- TWO BEDROOMS
- OFF ROAD PARKING
- GAS FIRED CENTRAL HEATING

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

This well presented 2 bedroom cottage enjoys a pleasant setting in Armitage Bridge. Having a gas fired central heating system and accommodation comprising in brief:- entrance vestibule, dining kitchen, lounge, first floor landing, 2 good sized bedrooms and bathroom with 3 piece suite. Externally, the property has off road parking and a low maintenance garden area to the front. Being offered to let on an unfurnished basis with immediate occupation. Bond £923.00

*****MAY CONSIDER PETS*****



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-54)	D		
(39-38)	E		
(21-20)	F		
(1-0)	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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike