



**43 Macaulay Road, Birkby,
Huddersfield, HD2 2US**

£700 Per Calendar Month

- CONVENIENT LOCATION
- KITCHEN
- TWO BEDROOMS
- SMALL GARDEN TO REAR

- LOUNGE
- DOWNSTAIRS WC
- FAMILY BATHROOM
- PARKING TO FRONT

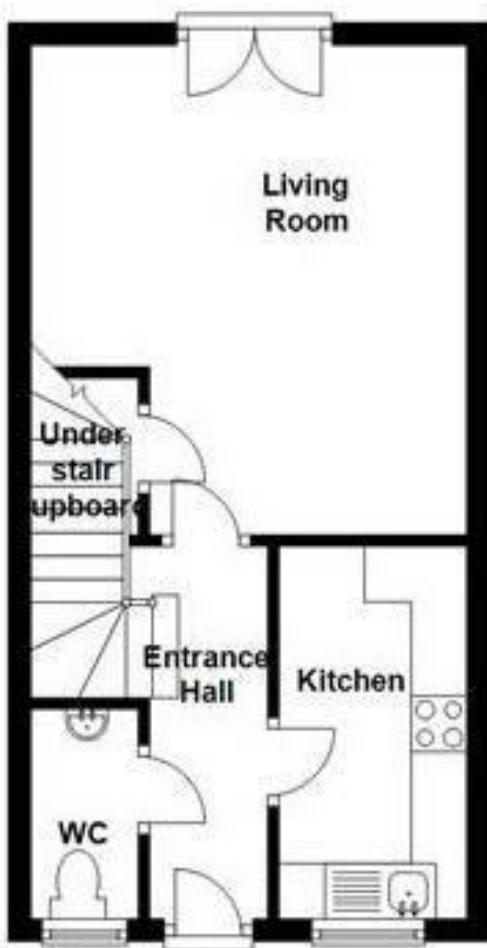
bramleys

Minimum 6 month lease

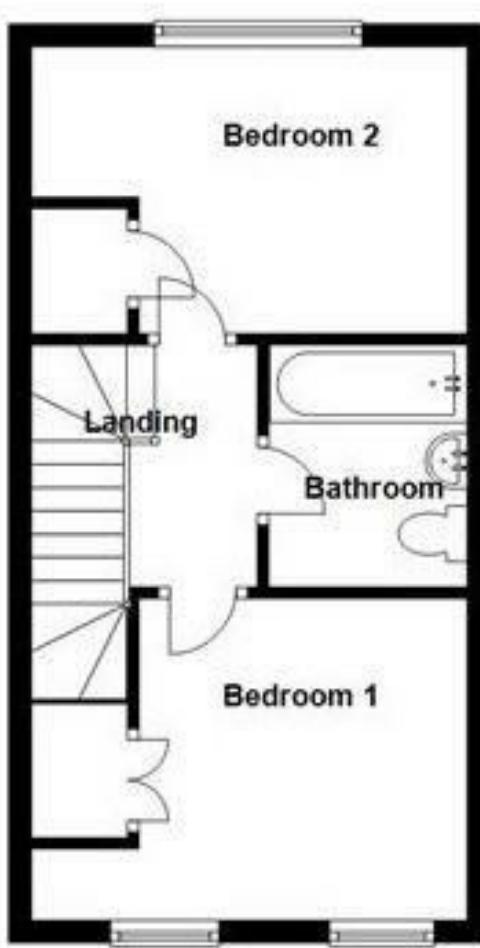
Being conveniently located for local amenities this two bed roomed mid town house is offered to let on a part furnished basis. Accommodation briefly comprises wc, living room and kitchen with oven, extractor fan. To the second floor there are two bedrooms and bathroom. Externally there is a small pebbled garden to the rear and off road parking to the front. Bond £805.00

SORRY NO PETS OR SMOKERS

Ground Floor



First Floor



| Energy Efficiency Rating | |
|---|-------------------------|
| 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 | |
| Current Potential | |
| 85 | 86 |
| 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 in situ 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