



**41 Quarmby Road,  
Huddersfield, HD3 4EA**

**£1,200 Per Calendar Month**

- BEING HANDILY PLACED FOR LOCAL SCHOOLING & M62 MOTORWAY NETWORK
- UPGRADED TO INCLUDE NEW KITCHEN & BATHROOM FITTINGS, RE-DECORATION & NEW FLOOR COVERINGS
- KITCHEN
- BATHROOM
- THREE BEDROOMED SEMI DETACHED HOUSE WITH MANY ORIGIJAL FEATURES
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- GARDEN TO FRONT & DRIVEWAY PROVIDING ACCESS TO THE REAR WHERE THERE IS OFF ROAD PARKING

**bramleys**

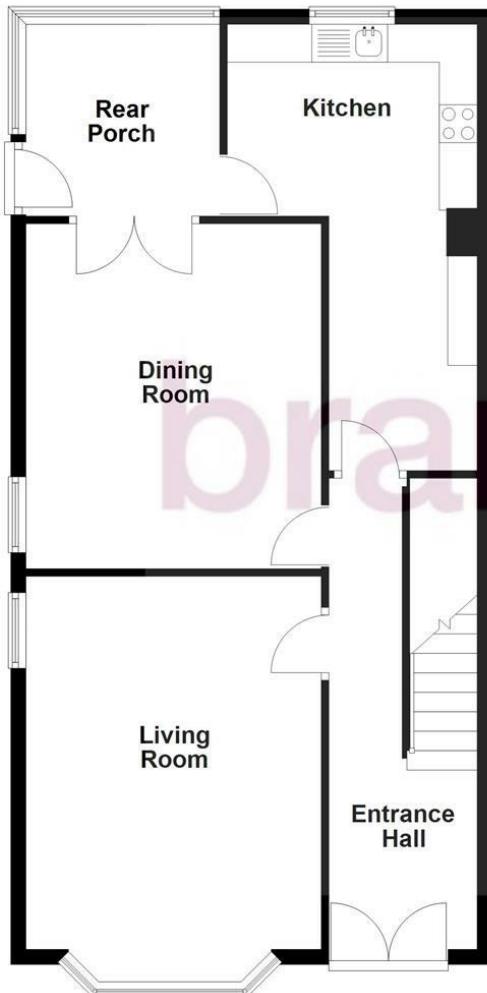
\*\*\*\*\* MINIMUM TWELVE MONTH LEASE \*\*\*\*\*

Having recently undergone a programme of modernisation is this 3 bedroome semi-detached property. Retaining many original features such as deep skirting boards, ceiling roses and coving and tiled flooring to the entrance hall. The property has been upgraded to include new kitchen and bathroom fittings, redecoration and new floor coverings throughout. The property has the benefit of a gas fired central heating system and uPVC double glazing and has accommodation which comprises in brief:- entrance hallway, lounge, dining room, kitchen, rear porch/sunroom, first floor landing, 3 bedrooms and bathroom with 3 piece suite and good sized store room. Externally, there is a garden area to the front and rear. The driveway is a shared driveway. Please note, the land and property to the rear is currently on the market for sale. When a sale is agreed, the driveway will be a shared access for the land/properties to the rear, there will be parking made available for 41 Quarmby Road. Located in Quarmby and being handily placed for local schooling and access to the M62 motorway network via junction 23 and being positioned on a bus route to Huddersfield town centre which is approximately 2 miles away. Bond £1380.00

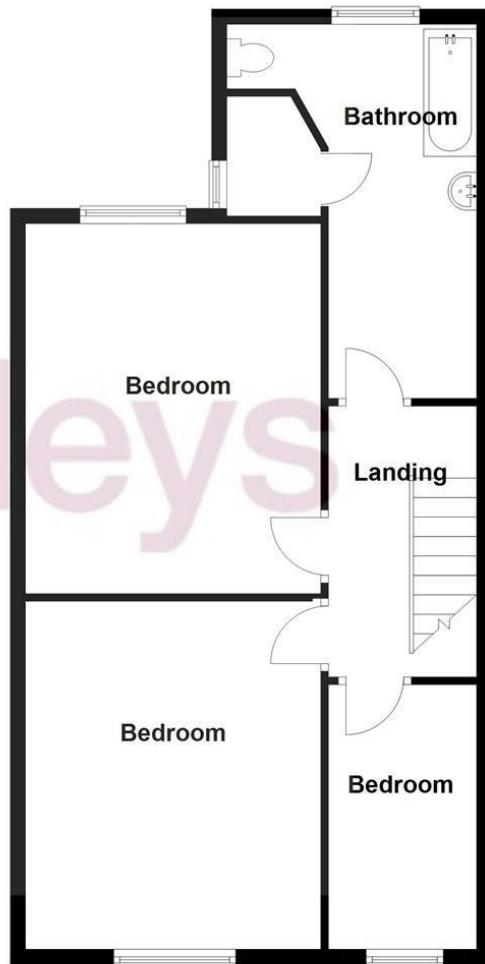
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

\*\*\*\*\* NO SMOKERS & PETS SPECIAL REQUEST \*\*\*\*\*

Ground Floor



First Floor



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	64
(21-38) F	
(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

Huddersfield | Halifax | Elland | Mirfield