



18 Fields Way, Kirkheaton,
Huddersfield, HD5 0ND

£750 Per Calendar Month

- POPULAR LOCATION
- KITCHEN & UTILITY
- THREE BEDROOMS
- GARDEN AREAS TO FRONT AND REAR

- LOUNGE
- CONSERVATORY
- FAMILY BATHROOM
- DRIVEWAY

bramleys

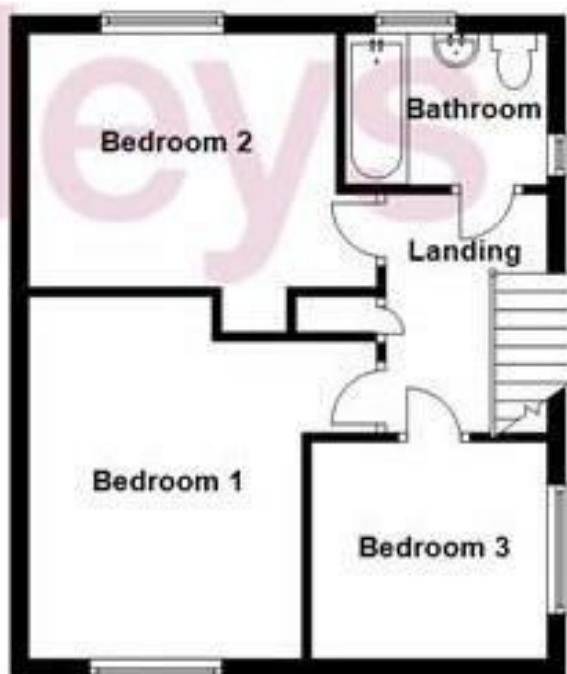
Located in the popular village of Kirkheaton is this 3 bedroom semi detached property which has accommodation comprises in brief:- entrance hallway, kitchen, utility, conservatory, lounge, first floor landing, 3 bedrooms and bathroom. Externally, the property has garden areas to the front and rear with a driveway providing off road parking. The property has UPVC double glazing and a gas fired central heating system. Having good access to the M1 and M62 motorway networks and is available with immediate occupation. Bond £865.00

SORRY NO SMOKERS - MAY CONSIDER 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	67	82
(39-54) E		
(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