



**35 Black Rock Drive, Linthwaite,
Huddersfield, HD7 5ZA**

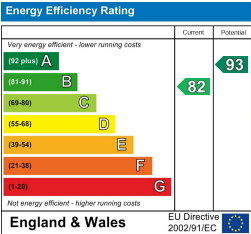
£995 PCM

- LOUNGE & DINING AREA
- KITCHEN WITH OVEN & HOB
- UTILITY ROOM & GROUND FLOOR WC
- THREE BEDROOMS & BATHROOM
- TWO PARKING SPACES

bramleys

This three bedroomed end townhouse has central heating and double glazing and having a spacious open plan ground floor incorporating lounge, dining area and kitchen area, utility room and ground floor WC, first floor landing, three bedrooms and a family bathroom with a three-piece suite in white. Externally, there is a small area to the front with a pleasant aspect plus a balcony off bedroom one and two parking spaces are located at the end of the row. The property is located on this development of similar style properties on the outskirts of Linthwaite village where there are an array of local amenities and schooling. Being offered to let on an unfurnished basis with immediate occupation. Bond £1148.00

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



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