



33 Lower Wellhouse, Golcar,
Huddersfield, HD7 4ES

£750 PCM

- SOUGHT AFTER LOCATION
- KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM
- LOUNGE
- TWO BEDROOMS
- YARD TO REAR

bramleys

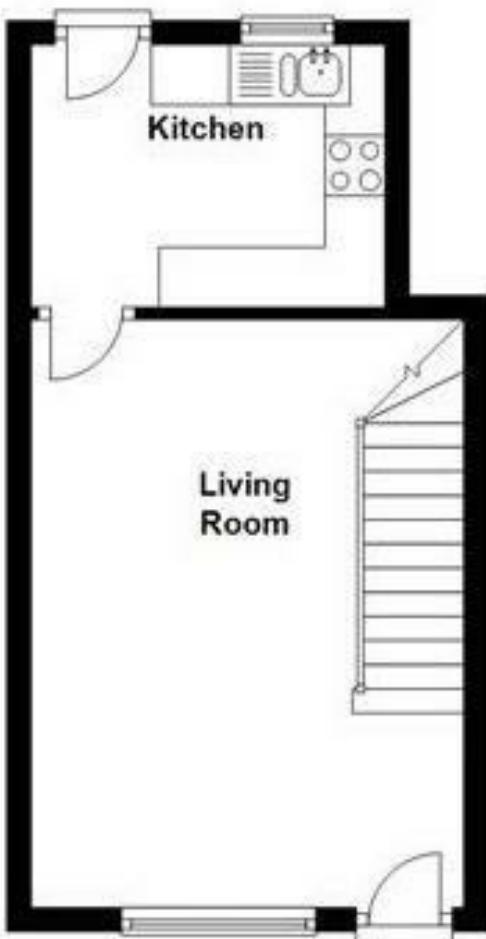
***** MINIMUM SIX MONTH LEASE *****

Being well worthy of an internal inspection this delightful cottage property in a sought after location with pleasant aspect to the rear is offered to let on an unfurnished basis. Accommodation briefly comprises: lounge, modern kitchen with integrated appliances, two bedrooms and bathroom with three piece suite in white with shower over. To the exterior there is a yard area to the rear. Bond £865.00

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

***** SORRY NO PETS, STUDENTS OR SMOKERS *****

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		
(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 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

Huddersfield | Halifax | Elland | Mirfield