



162 Almondbury Bank,
Huddersfield, HD5 8EX

£775

- CONVENIENT LOCATION
- LOWER GROUND FLOOR KITCHEN
- BATHROOM
- LOUNGE
- THREE BEDROOMS

bramleys

Minimum 12 month lease.

Having recently undergone some cosmetic improvement is this 3 bedroomeed end of terrace property which has accommodation situated over 3 floor levels. Having well presented accommodation which comprises in brief:- lounge, rear reception room, lower ground floor kitchen, WC, first floor landing, 3 bedrooms and bathroom. Externally the property has a low maintenance garden area to the rear and side. Being a short distance from Huddersfield town centre and there are amenities available in nearby Aspley and Moldgreen. Being offered to let on an unfurnished basis with immediate occupation. Bond £890.00

SORRY NO PETS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		57
(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