



10 Robin Hood Hill, Berry Brow,
Huddersfield, HD4 7QP

£675 PCM

- RECENTLY RE-DECORATED THROUGHOUT
- SMALL AREA TO THE FRONT & ON STREET PARKING
- LOUNGE
- SHOWER ROOM
- NEWLY RE-LAID CARPETS
- KITCHEN
- TWO BEDROOMS

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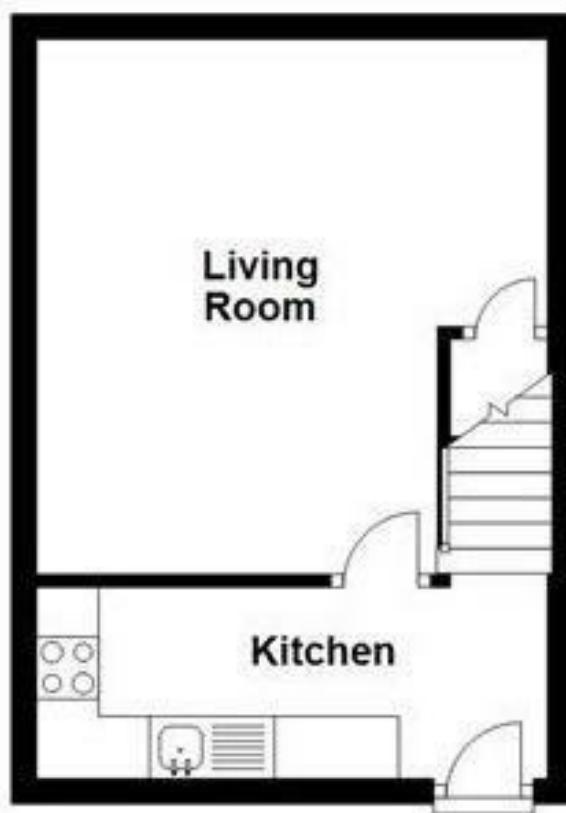
***** MINIMUM SIX MONTH LEASE *****

This stone built end terraced overdwelling property has been redecorated throughout with newly laid carpets and provides two bedrooomed accommodation which would be ideal for the single or professional couple. The property has central heating and uPVC double glazing and briefly comprises:- kitchen, lounge, first floor, landing, two bedrooms and shower room. Externally, there is a small area to the front, on street parking is available on Robin Hood Hill. The property is offered to let on an unfurnished basis and is available for immediate occupation. Bond £775.00

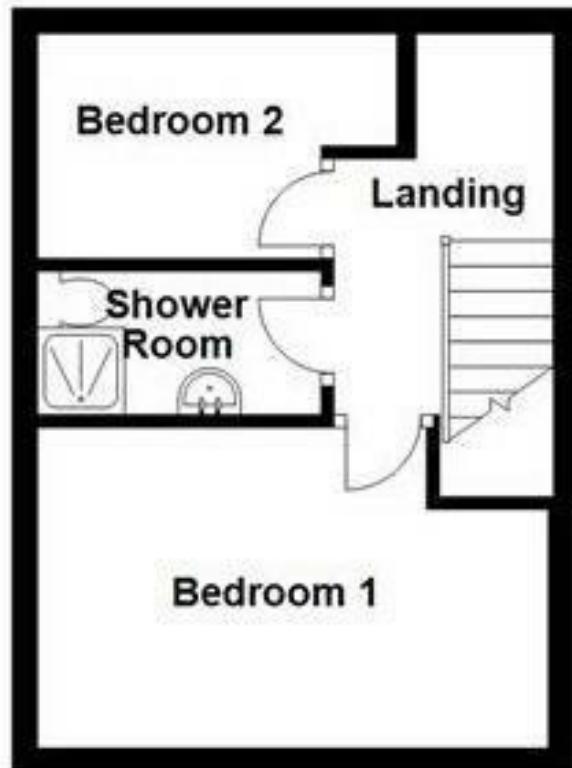
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

***** SORRY NO PETS *****

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(70-69)	C	75	
(55-58)	D	61	
(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

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