



**78 Rowley Hill, Lepton,
Huddersfield, HD8 0JF**

£900 PCM

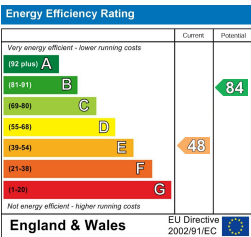
- GOOD ACCESS TO LOCAL AMENITIES
- OFF ROAD PARKING
- KITCHEN WITH GAS HOB, OVEN & EXTRACTOR
- EN SUITE AND BATHROOM
- COTTAGE GARDEN
- LOUNGE
- 2 DOUBLE BEDROOMS

bramleys

PLEASE NOTE PHOTOGRAPHS ARE FROM LAST TIME OF MARKETING

A unique two double bedroomed detached cottage which has been well maintained and renovated over recent years. Having central heating and double glazing accommodation briefly comprises living room, dining kitchen with integrated appliances including four ring gas hob, oven and extractor and cellar. To the first floor there are two bedrooms both with fitted wardrobes and master having en suite shower room incorporating low flush wc, pedestal hand wash basin and shower cubicle and family bathroom with three piece white suite incorporating concealed cistern WC, vanity sink unit and panelled bath with overhead shower. To the outside there is a decked seating area, parking space, further patio areas and a useful outhouse. Bond £1038.00

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