



## The Loft 599a Wakefield Road, Waterloo,

**£850 Per Calendar Month**

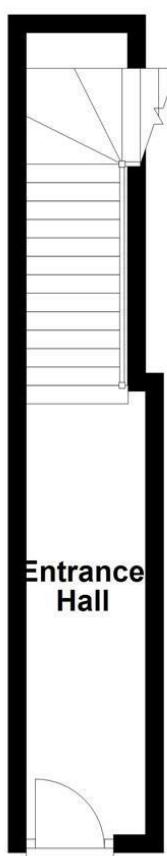
- WELL PRESENTED, MODERN & SPACIOUS TWO BEDROOMED APARTMENT
- PARKING SPACE TO THE FRONT AND FURTHER PARKING TO THE REAR
- TWO DOUBLE BEDROOMS
- CONVENIENTLY PLACED FOR LOCAL AMENITIES
- OPEN PLAN LIVING KITCHEN
- BATHROOM

**bramleys**

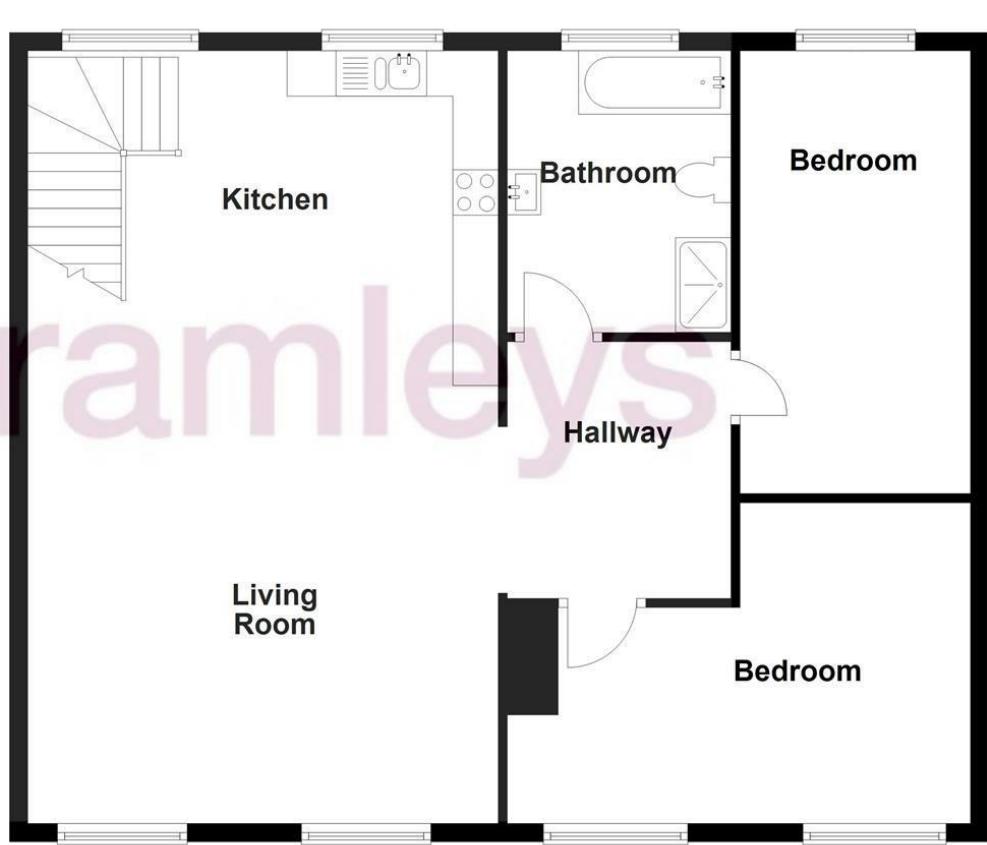
This well presented, spacious and modern living space offers two bed roomed accommodation and is positioned above a currently unoccupied commercial premises. The property benefits from uPVC double glazing and a gas fired central heating system and has accommodation which comprises in brief:- ground floor entrance hallway, open plan living kitchen area with modern fitted kitchen, inner hallway with useful utility cupboard, two double bedrooms and bathroom with 4 piece suite. Externally, there is a parking space to the front and there is further parking to the rear of the property. The property is handily placed to take advantage of the amenities within Waterloo and there is a bus route providing access to Huddersfield town centre and Wakefield. The property is offered to let on an unfurnished basis with immediate occupation. Bond £980.00

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

## Ground Floor



## First Floor



Total area: approx. 99.4 sq. metres (1069.9 sq. feet)

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		41	45
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