



59 Ainley Road, Huddersfield, HD3 3QX

£925 Per Calendar Month

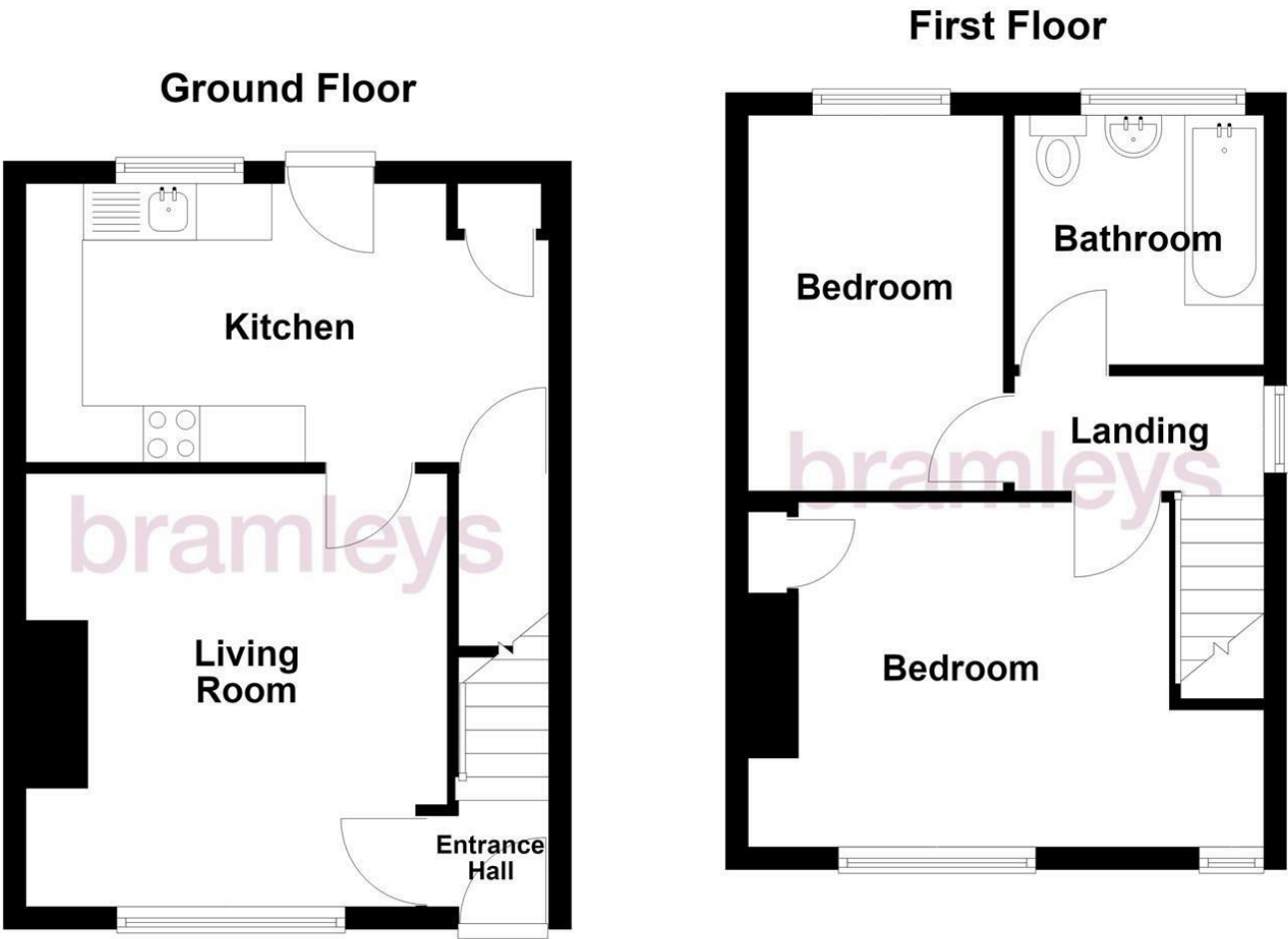
- CONVENIENTLY LOCATED FOR ACCESS TO THE M62 MOTORWAY NETWORK
- DRIVEWAY PROVIDES OFF ROAD PARKING
- AMENITIES WITHIN LINDLEY & SALENDINE NOOK
- LOCAL TRANSPORT LINKS TO HUDDS & HALIFAX
- 2 BEDROOM PROPERTY
- GARDENS TO FRONT AND REAR
- SHORT DRIVE TO ELLAND, HALIFAX & HUDDERSFIELD

bramleys

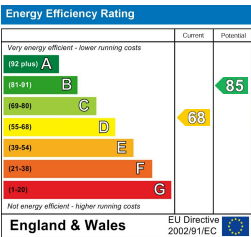
A beautifully presented two-bedroom semi-detached property situated in the convenient and popular location of Birchencliffe. The property benefits from excellent access to the M62 motorway network, providing convenient commuter links, whilst also being well placed for a range of local amenities.

The accommodation is well presented throughout and offers comfortable living space, with generous off-street parking provided by a driveway. To the rear is a good-sized garden, offering an attractive outdoor space. An excellent rental opportunity, ideally suited to a professional couple or small family seeking a well-maintained home in a convenient location. Bond: £1067.00

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



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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