



**94 Prospect Road, Longwood,
Huddersfield, HD3 4UZ**

£625 Per Calendar Month

- UNDERGONE A PROGRAMME OF MODERNISATION
- KITCHEN
- BEDROOM
- ON STREET PARKING

- LOUNGE
- LOWER GROUND FLOOR CELLAR
- BATHROOM

bramleys

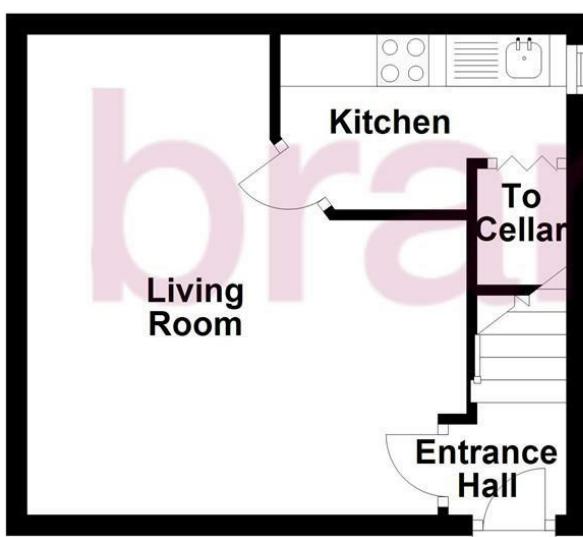
***** MINIMUM TWELVE MONTH LEASE *****

Having recently undergone a programme of modernisation and improvement is this stone built one bedroom front facing back to back terrace property. Having UPVC double glazing and has accommodation briefly comprising:- entrance hallway, lounge, kitchen, first floor landing, bedroom and bathroom. Externally, there is a small garden area to the front and on street parking is available on prospect street. The property is available with immediate occupation on an unfurnished basis. Bond £720.00

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		
(69-68)	C		
(55-54)	D		
(39-38)	E		
(21-20)	F		
(1-0)	G		
Not energy efficient - higher running costs			
England & Wales		89	70
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

Huddersfield | Halifax | Elland | Mirfield