



**146 Leymoor Road, Golcar,  
Huddersfield, HD7 4QX**

**£895 Per Calendar Month**

- RECENTLY UNDERGONE SOME COSMETIC IMPROVEMENT INCLUDING REDECORATION & NEW FLOOR COVERINGS
- OFF ROAD PARKING
- KITCHEN
- BATHROOM
- CONVENIENTLY LOCATED FOR M62 MOTORWAY NETWORK
- LOUNGE
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR

**bramleys**

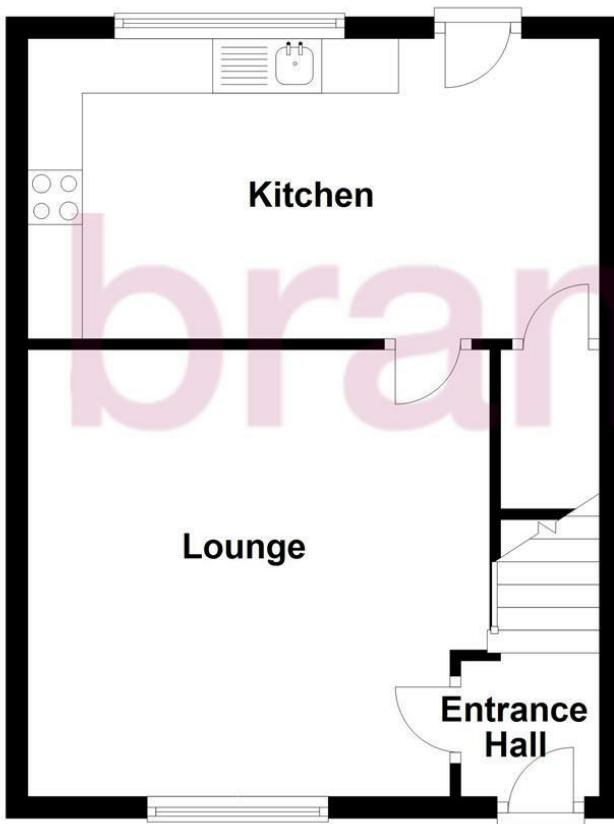
\*\*\*\*\* MINIMUM SIX MONTH LEASE \*\*\*\*\*

Having recently undergone some cosmetic improvement to include redecoration and new floor coverings throughout, is this stone built 3 bed roomed through terrace property. Having the benefit of UPVC double glazing and a gas fired central heating system, the property comprises in brief: entrance hallway, lounge, dining kitchen, first floor landing, 3 bedrooms and shower room. Externally, there is an enclosed garden area to the front and to the rear is a generous lawned garden with concrete section beyond which can be utilised for off road parking. The property is located on the outskirts of Golcar village centre where there are amenities available and the local junior and infant school is within walking distance. Being convenient for those wishing to commute to Leeds or Manchester via junction of the M62. The property is ideal for the professional couple or family alike and is offered to let on an unfurnished basis with immediate occupation. Bond £1030.00

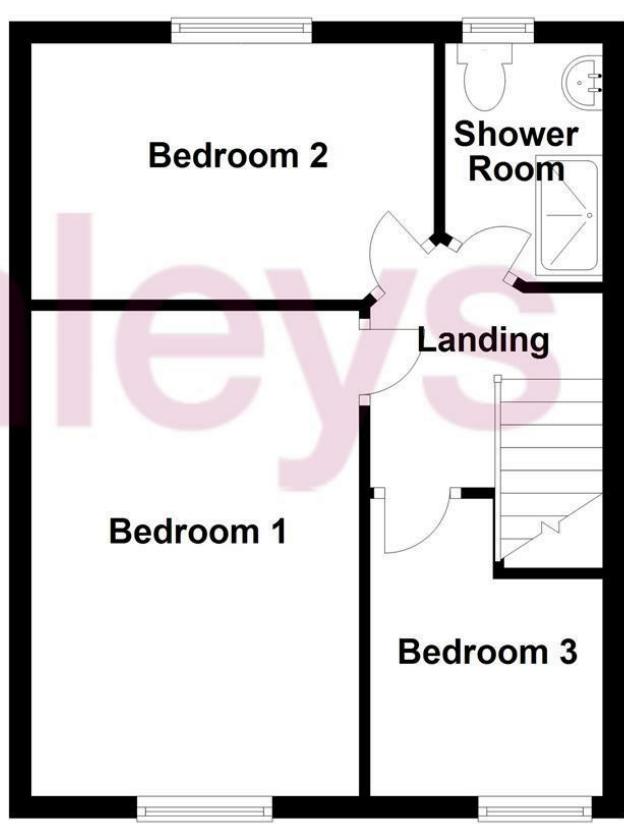
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

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

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		86	66
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

