



## 4 Green Grove, Kirkburton, Huddersfield, HD8 0UL

- HIGHLY DESIRABLE AREA
- DINING KITCHEN, UTILITY & WC
- SECOND BEDROOM
- LOW MAINTENANCE AREA TO THE FRONT AND TWO PARKING SPACES

£1,100 Per Calendar Month

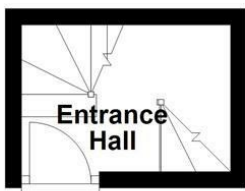
- OFFERED ON A FURNISHED/UNFURNISHED BASIS
- MASTER BEDROOM WITH DOOR GIVING ACCESS TO A SEATING AREA
- BATHROOM

**bramleys**

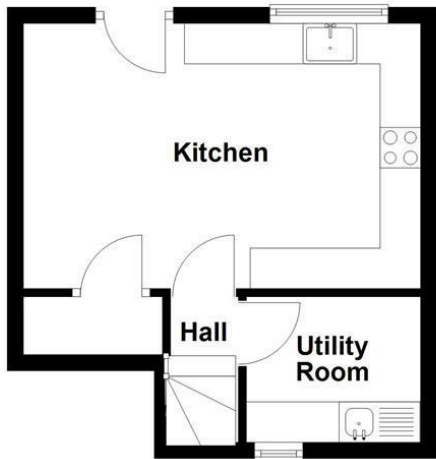
Pleasantly situated in a cul de sac position on a development of similar style properties is this stone built 2 bedoomed property. Offering immaculately presented accommodation which comprises in brief:- ground floor entrance hall, dining kitchen, utility/WC, first floor landing, good sized bedroom with fitted robes and door giving access to a small seating space with stone steps leading to the rear, modern 3 piece bathroom, second floor landing, beautiful lounge with ample light and pleasant views across the valley and bedroom 2/study with fitted robes. Externally, there is a small low maintenance area to the front allowing space for a table and 2 chairs along with two off road parking spaces. To the rear there is a storage cupboard beneath the stone steps which lead to the bedroom. The property is located in the highly desirable area of Kirkburton where there are amenities available and is convenient for junction 38 of the M1 motorway. The property is offered to let on a furnished/unfurnished basis and is available with immediate occupation. Bond £1269.00

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

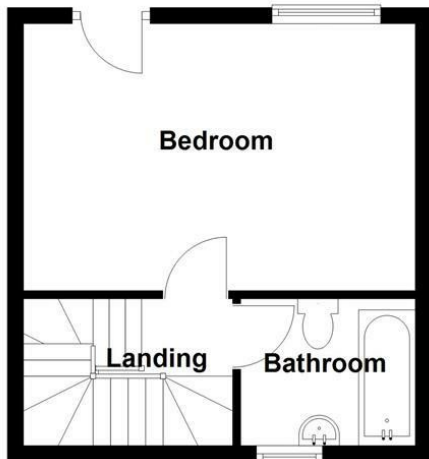
### Ground Floor



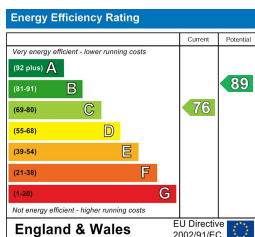
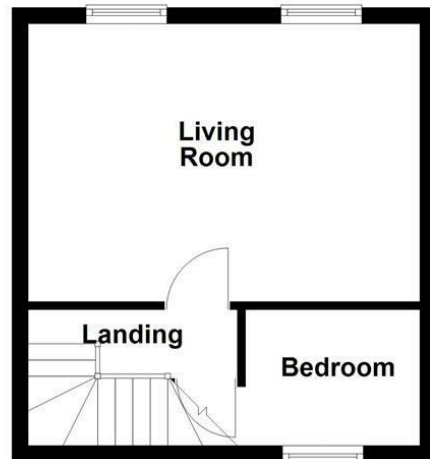
### Basement



### First Floor



### Second Floor



#### 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