



96 Annie Smith Way, Birkby,
Huddersfield, HD2 2GD

£1,200 Per Calendar Month

- POPULAR LOCATION
- KITCHEN
- BATHROOM
- DRIVEWAY

- LOUNGE
- FOUR BEDROOMS, MASTER WITH ENSUITE
- GARDENS TO FRONT AND REAR

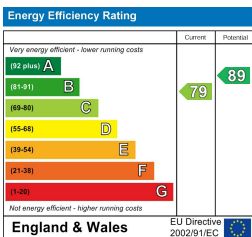
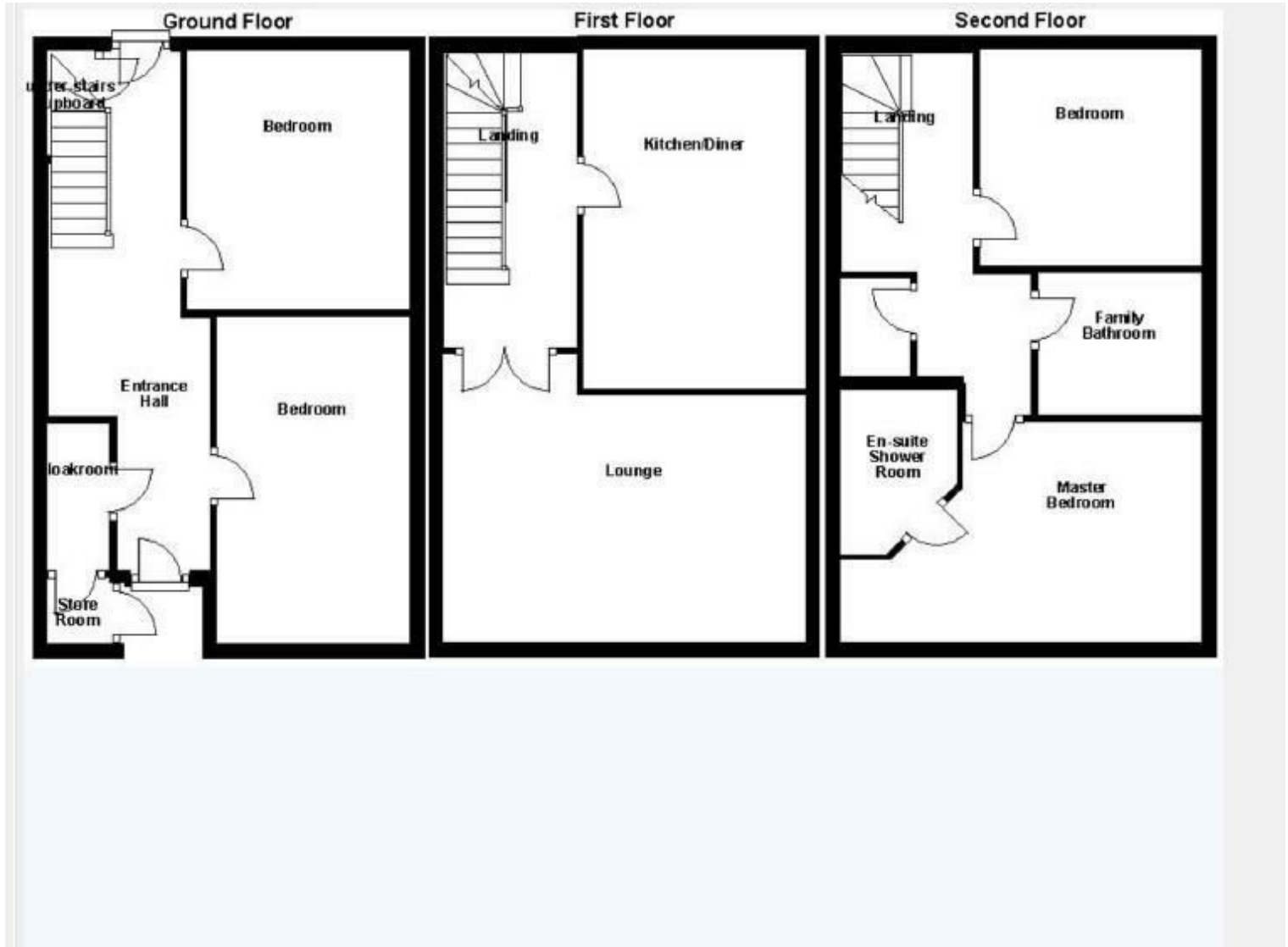
bramleys

*****MINIMUM TWELVE MONTH TENANCY*****

Situated in this modern and popular development is this stone built 4 bedroomed end townhouse ideal for the young and growing family. Having central heating and double glazing and having accommodation laid out over 3 floor level and briefly comprising: entrance hallway, two ground floor bedrooms and separate cloaks/wc to the first floor there is a good sized dining kitchen with appliances including five ring gas hob and oven. To the second floor there are two double bedrooms house bathroom and en suite shower room to the master bedroom. Outside there is a small garden area to the front and larger lawned garden to the rear and driveway providing off road parking. The property is conveniently located approximately one mile from Huddersfield Town Centre and offered to let on an unfurnished basis. Bond £1380.00. Council Tax band C.

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 *****



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 | Heckmondwike

