



53 College Avenue, Lindley,  
Huddersfield, HD3 3PH

£1,600 Per Calendar Month

- CONVENIENTLY LOCATED
- KITCHEN WITH APPLIANCES
- FAMILY BATHROOM
- GARDENS TO FRONT & REAR

- LOUNGE & DINING ROOM
- FOUR BEDROOMS, MASTER WITH EN SUITE
- GARAGE

**bramleys**

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

This four bedroomed detached property being ideal for the young and growing family and situated in the popular village of Lindley with good amenities and access to the M62. Accommodation comprises entrance hallway, cloaks/wc, lounge, dining room, kitchen with appliances including four ring gas hob, extractor, electric double oven, dishwasher and fridge/freezer, utility room. To the first floor there are four bedrooms all with fitted wardrobes, en suite shower room to the master bedroom and family bathroom. The property has an attached single garage and gardens front and rear. The property is to let on an unfurnished basis and is available for immediate occupation. Council Tax band D. Bond £1845.00

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 \*\*\*\*\*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		83
(171-191)	B		
(149-170)	C		
(127-148)	D		
(105-126)	E		
(83-104)	F		
(62-82)	G		
Not energy efficient - higher running costs			
England & Wales		74	
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 | Heckmondwike

