



Flat 3, 2 Church Street,
Huddersfield, HD1 1DD

£450 Per Calendar Month

- HUDDERSFIELD TOWN CENTRE LOCATION
- STUDIO PROPERTY
- OPEN PLAN ONE ROOM KITCHEN/BEDROOM/LOUNGE
- BATHROOM

bramleys

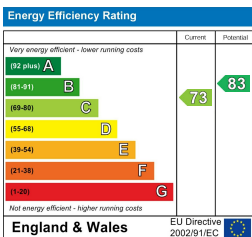
***** MINIMUM SIX MONTH LEASE *****

Conveniently located in Huddersfield Town Centre and available for immediate occupation, this first floor studio would be suitable for the professional couple or single person. Accommodation comprises lounge/bedroom with kitchen area with electric cooker and bathroom with shower. Bond £515.00

Sorry no pets, smokers or students at the property. No allocated parking at the property. No gas supply. Council Tax band A.

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 OR SMOKERS *****



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