



109 Almondbury Bank,
Huddersfield,

£800 PCM

- CONVENIENTLY LOCATED
- LOUNGE
- 2 BEDROOMS, BATHROOM

- IDEAL FOR PROFESSIONAL COUPLE OR YOUNG FAMILY
- KITCHEN WITH OVEN, HOB, EXTRACTOR & FRIDGE FREEZER
- GARDENS TO FRONT & REAR AND TWO PARKING SPACES

bramleys

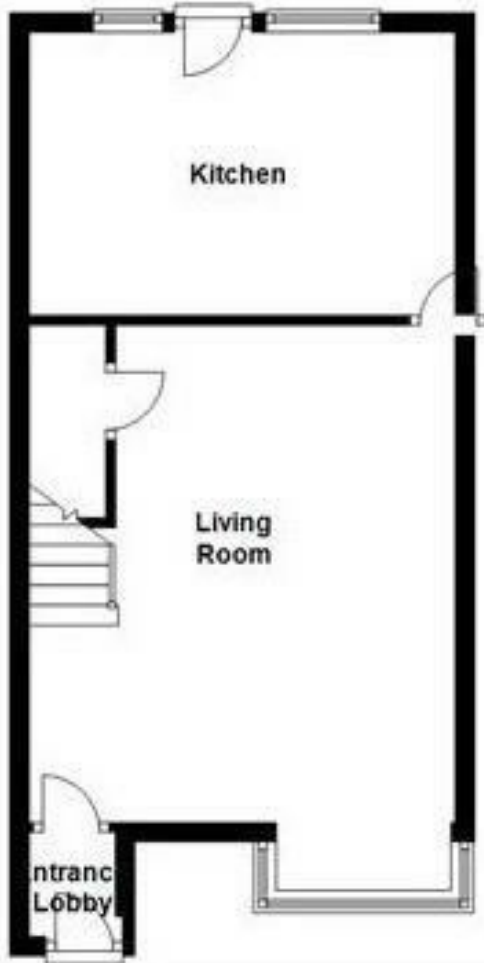
***** MINIMUM SIX MONTH LEASE *****

Situated in a slightly elevated position set back from the road is this two bedroomed mid town house being ideal for the professional couple or, alternatively, young family. Being centrally heated and double glazed and has accommodation briefly comprising as follows: entrance porch, lounge, dining kitchen with appliances including four ring gas hob, electric oven, extractor and fridge freezer. To the first floor there are two good sized double bedrooms and there is a house bathroom comprising of a three piece suite in white with shower over the bath. Outside there are garden areas to the front and rear and there are also two parking spaces located to the rear. The property is offered to let on an unfurnished basis and is available for immediate occupation. Council Tax band B. Bond: £890.00.

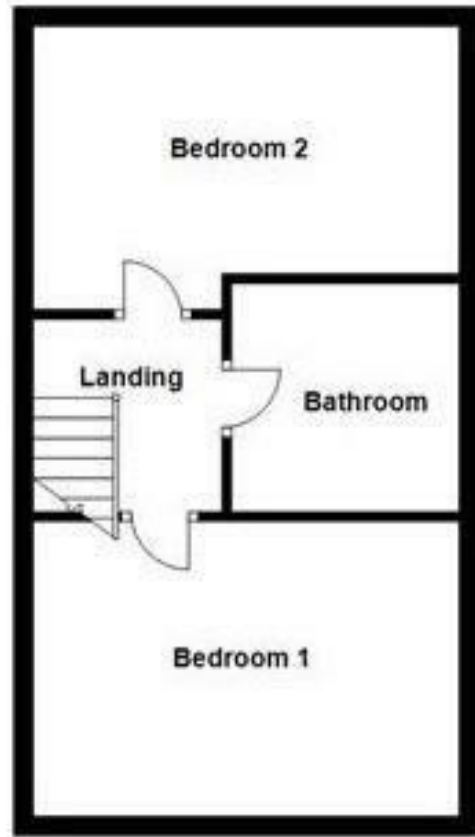
***** SORRY NO PETS OR STUDENTS AT THE PROPERTY *****

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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
(92 plus) A			
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

