



162 Almondbury Bank,
Huddersfield, HD5 8EX

- CONVENIENT LOCATION
- LOWER GROUND FLOOR KITCHEN
- BATHROOM

£800 Per Calendar Month

- LOUNGE
- THREE BEDROOMS

bramleys

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

Being a short distance from Huddersfield Town Centre and amenities in Aspley and Moldgreen this three bedroomed end of terrace property is offered to let on an unfurnished basis. Having accommodation over three levels comprising lounge, rear reception room, lower ground floor kitchen and wc. To the first floor there are three bedrooms and a family bathroom. Externally there is a low maintenance garden area to the rear and side. Bond £920.00

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			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		57	
(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

