



**13 Brook Lane, Golcar,
Huddersfield, HD7 4JA**

£725

- 2 BEDROOM STONE BUILT PROPERTY
- EXTERNAL UTILITY ROOM/STORE
- GAS FIRED CENTRAL HEATING

- BATHROOM WITH 3 PIECE SUITE
- UPVC DOUBLE GLAZING
- ON STREET PARKING

bramleys

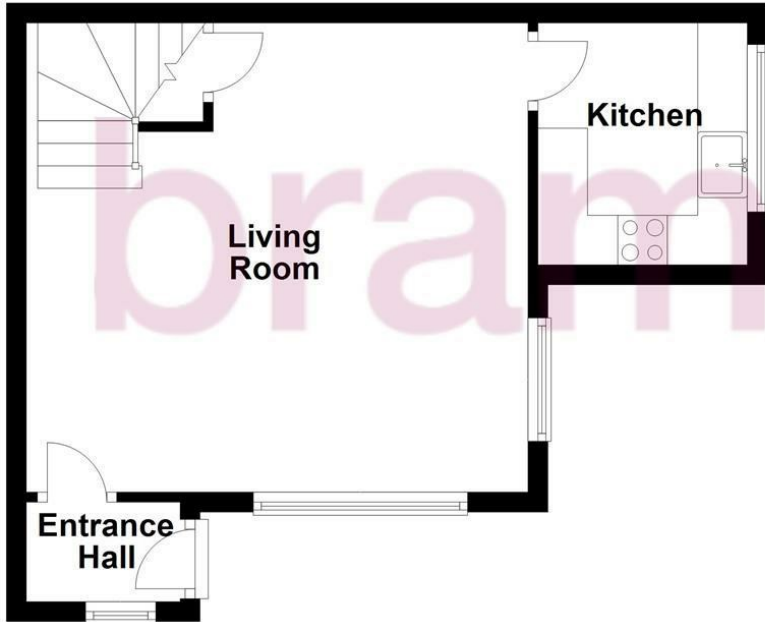
****MINIMUM SIX MONTH TENANCY****

Located on the outskirts of Golcar village is this unfurnished 2 bedroomed stone built terrace property. The property has uPVC double glazing and a gas fired central heating system and has accommodation comprising in brief:- entrance porch, lounge, kitchen, first floor landing, 2 bedrooms and bathroom. The second bedroom currently has 4 door fitted wardrobes, the landlord would be happy to remove these should the prospective tenant wish. There is a utility room/external store which is accessed externally to the side of the property, where there is plumbing for a washing machine. Externally, the property has a small enclosed paved area to the front and a few steps lead down to a further small external area. Please note, there is no parking with this property, parking is available on street. The property is available from 12th August 2024. Council Tax Band A. Bond £835.

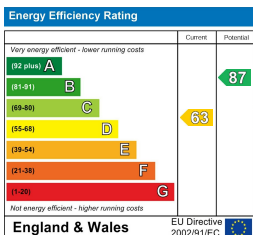
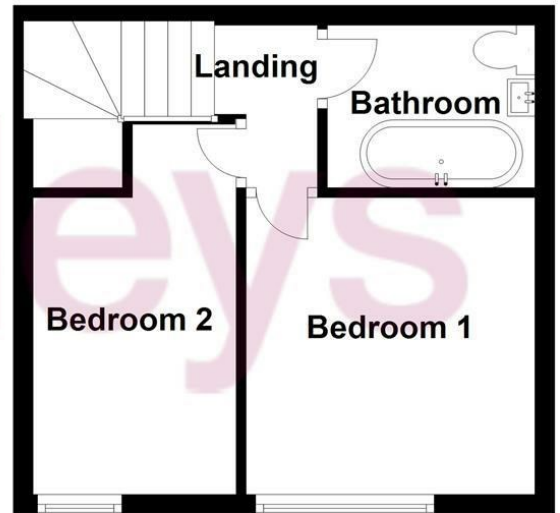
Sorry no pets

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



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