



90a Marlinton Drive, Huddersfield, HD2 1GU

£950

- IMMACULATELY PRESENTED
- FURNISHED
- LOUNGE
- THREE BEDROOMS, MASTER WITH EN SUITE
- GARDEN TO THE REAR
- CONVENIENTLY LOCATED FOR M62, HUDDERSFIELD, BRIGHOUSE AND ELLAND
- GROUND FLOOR WC
- KITCHEN AND DINING AREA
- BATHROOM
- OFF ROAD PARKING SPACE

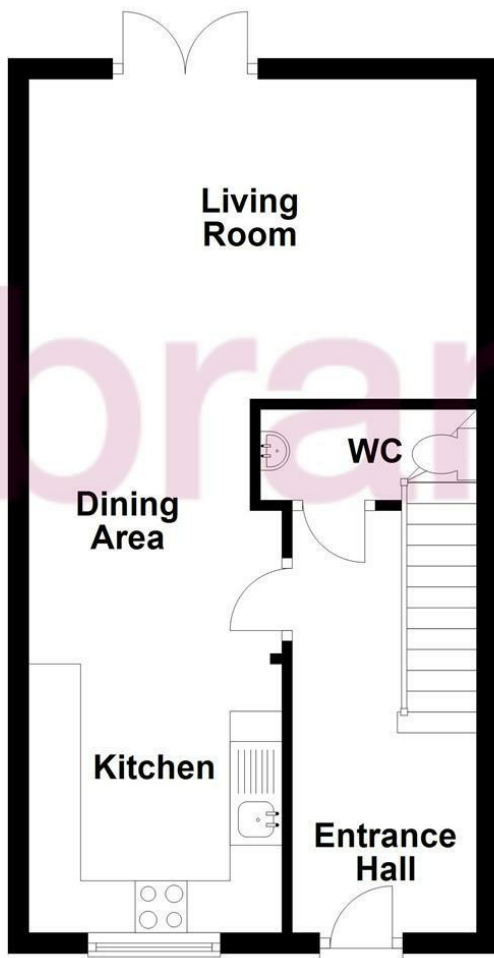
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***** MAXIMUM 12 MONTH LEASE *****

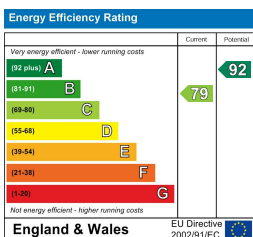
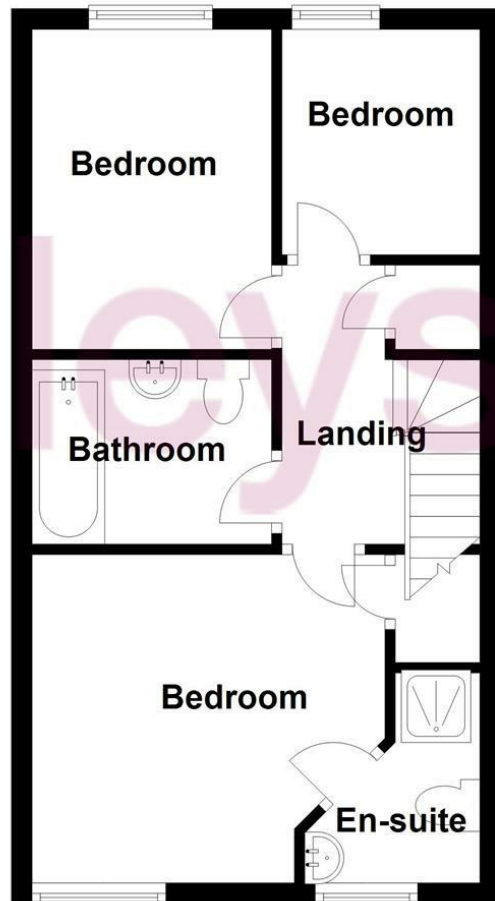
Being immaculately presented is this 3 bedroomed end of terrace property. Having accommodation comprising in brief:- entrance hall, ground floor WC, lounge being open to the dining area and kitchen, first floor landing, 3 bedrooms, en suite to the master and house bathroom. Externally, there is an off road parking space to the front of the property and to the rear there is an enclosed patio and lawn garden area. The property is handily placed for those wishing to commute via the M62 motorway network and Huddersfield, Brighouse and Elland are easily accessible. Being offered to let on a furnished basis with immediate occupation. Bond £1095.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

