

**93a Westbourne Road, Marsh,
Huddersfield, HD1 4LG**

£675 Per Calendar Month

- CONVENIENTLY LOCATED FOR HUDDERSFIELD TOWN CENTRE & M62
- UTILITY AREA
- SHOWER ROOM
- LIVING KITCHEN WITH OVEN, HOB, FRIDGE FREEZER, SOFA, TABLE & TWO CHAIRS
- TWO BEDROOMS

bramleys

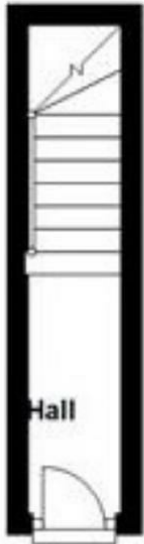
*****MINIMUM SIX MONTHS LEASE*****

Conveniently located for both Huddersfield Town Centre and the M62 and would be ideal for the professional or single person this two bedroomed duplex apartment is offered to let on a part furnished basis. Having central heating and double glazing accommodation briefly comprises as follows: entrance hallway, staircase to the first floor, two bedrooms, shower room and utility area. To the second floor there is a living kitchen with electric oven, electric hob, fridge freezer, sofa, table and two chairs. Bond £775.00. The rent includes water and gas. The tenants are liable for council tax and electric.

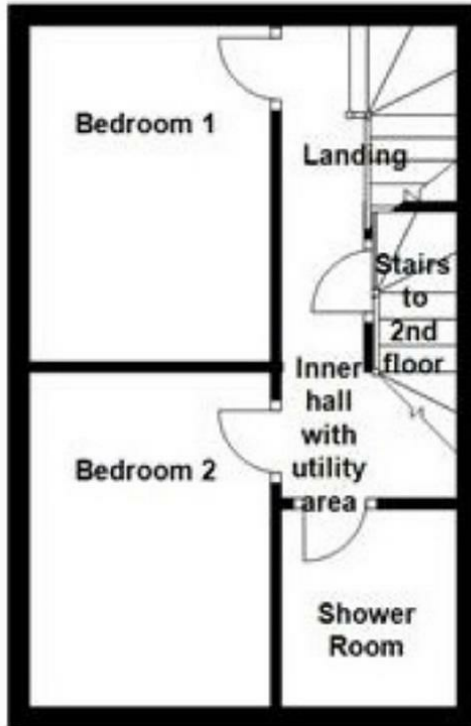
Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

***** SORRY NO PETS *****

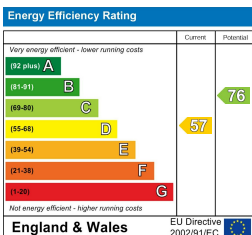
Ground Floor



First Floor



Second 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 in situ 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

