



30 Chapel Hill, Clayton West, Huddersfield, HD8 9NH

£795 Per Calendar Month

- GOOD LINKS TO THE M1 MOTORWAY NETWORK
- UPVC DOUBLE GLAZING
- LOWER GROUND FLOOR CELLAR
- BATHROOM

- CENTRAL HEATING
- KITCHEN WITH OVEN, HOB & EXTRACTOR
- TWO BEDROOMS

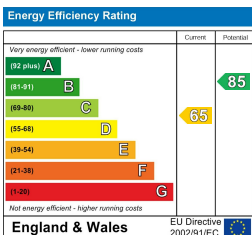
bramleys

***** MINIMUM TWELVE MONTH TENANCY *****

This well presented end terraced cottage would be ideal for the professional couple or young family. Being centrally heated and double glazed accommodation briefly comprises entrance hallway, lounge with gas fire and fire surround, dining kitchen with appliances including four ring electric hob, electric oven, integrated fridge and lower ground floor cellar with washing machine. To the first floor there are two good sized bedrooms and family bathroom. Outside there is small area to the front and outhouse to the rear. The property is offered to let on an unfurnished basis ready for immediate occupation. Bond £915.00

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 *****



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

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